

Executive Summary Report

Characteristics-Based Market Adjustment for 2003 Assessment Roll

Area Name / Number: Des Moines / 26

Previous Physical Inspection: 1999

Sales - Improved Summary:

Number of Sales: 583

Range of Sale Dates: 1/2001 - 12/2002

Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV*
2002 Value	\$51,700	\$131,100	\$182,800	\$195,200	93.6%	8.46%
2003 Value	\$53,800	\$139,600	\$193,400	\$195,200	99.1%	8.45%
Change	+\$2,100	+\$8,500	+\$10,600		+5.5%	-0.01%
% Change	+4.1%	+6.5%	+5.8%		+5.9%	-0.12%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.01% and -0.12% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2002 or any existing residence where the data for 2002 is significantly different from the data for 2003 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2002 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2002 Value	\$52,400	\$130,400	\$182,800
2003 Value	\$54,500	\$139,100	\$193,600
Percent Change	+4.0%	+6.7%	+5.9%

Number of one to three unit residences in the Population: 5700

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that parcels in the new subdivision of Highland Crest Division 1 were assessed at a higher level than other parcels and required a smaller upward adjustment.

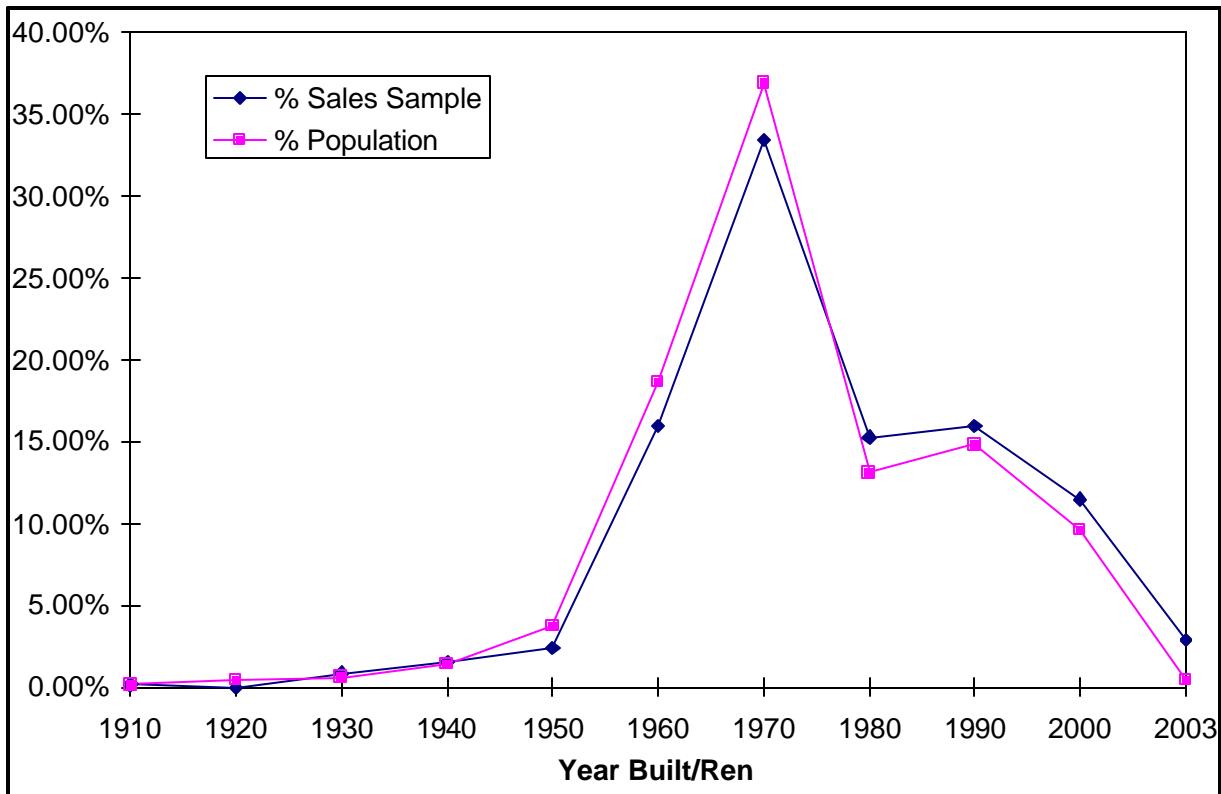
The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2003 assessment roll.

Sales Sample Representation of Population - Year Built or Year Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	1	0.17%
1920	0	0.00%
1930	5	0.86%
1940	9	1.54%
1950	14	2.40%
1960	93	15.95%
1970	195	33.45%
1980	89	15.27%
1990	93	15.95%
2000	67	11.49%
2003	17	2.92%
	583	

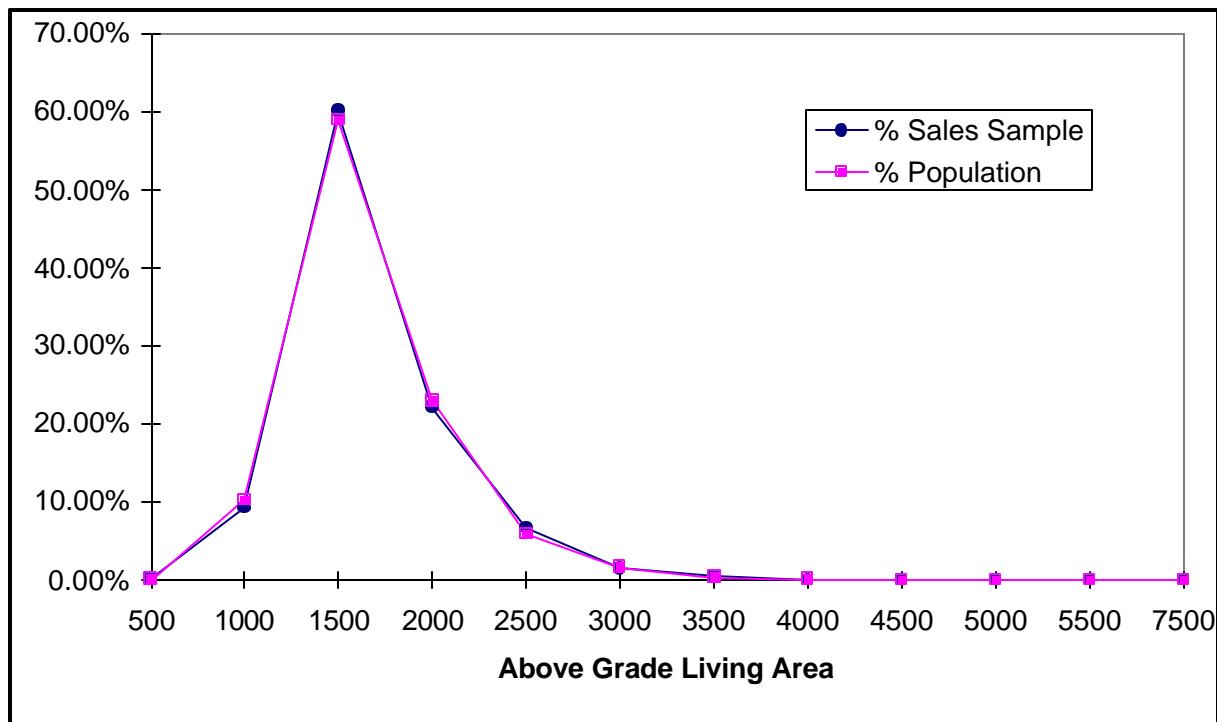
Population		
Year Built/Ren	Frequency	% Population
1910	9	0.16%
1920	27	0.47%
1930	36	0.63%
1940	82	1.44%
1950	215	3.77%
1960	1065	18.68%
1970	2102	36.88%
1980	746	13.09%
1990	845	14.82%
2000	547	9.60%
2003	26	0.46%
	5700	



The sales sample frequency distribution follows the population distribution closely with regard to Year Built or Year Renovated. This distribution is adequate for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

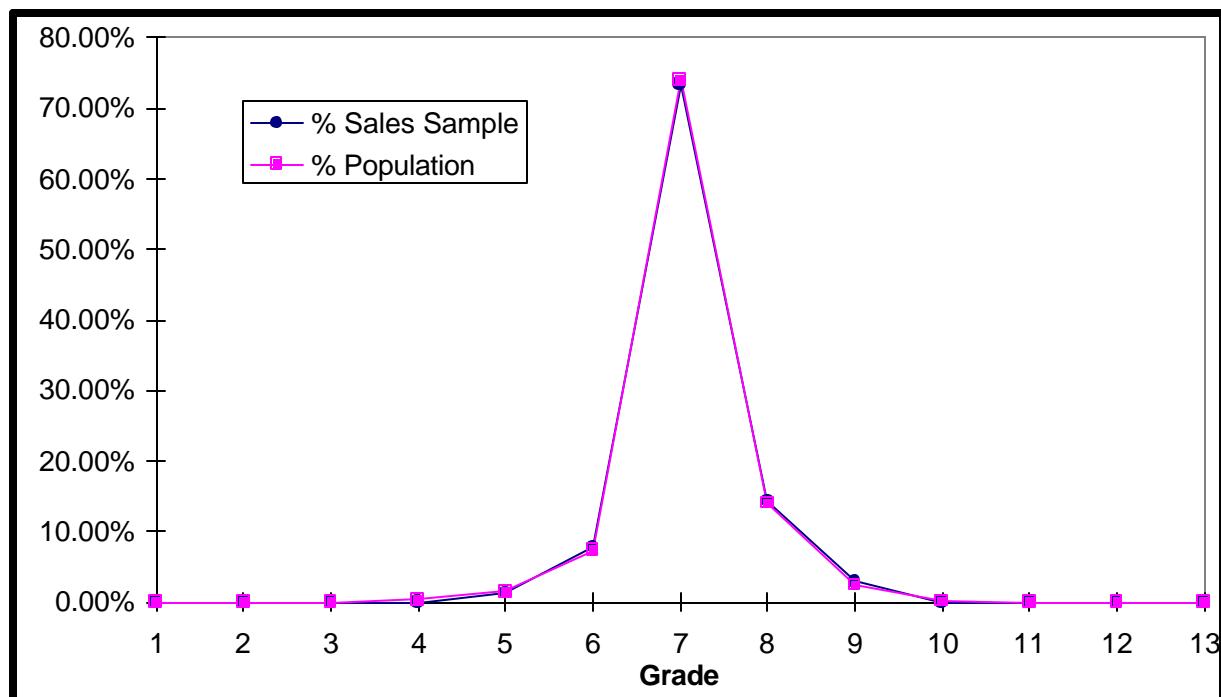
Sales Sample			Population		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	1	0.17%	500	4	0.07%
1000	54	9.26%	1000	580	10.18%
1500	350	60.03%	1500	3359	58.93%
2000	129	22.13%	2000	1308	22.95%
2500	39	6.69%	2500	334	5.86%
3000	8	1.37%	3000	90	1.58%
3500	2	0.34%	3500	19	0.33%
4000	0	0.00%	4000	4	0.07%
4500	0	0.00%	4500	1	0.02%
5000	0	0.00%	5000	1	0.02%
5500	0	0.00%	5500	0	0.00%
7500	0	0.00%	7500	0	0.00%
	583			5700	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

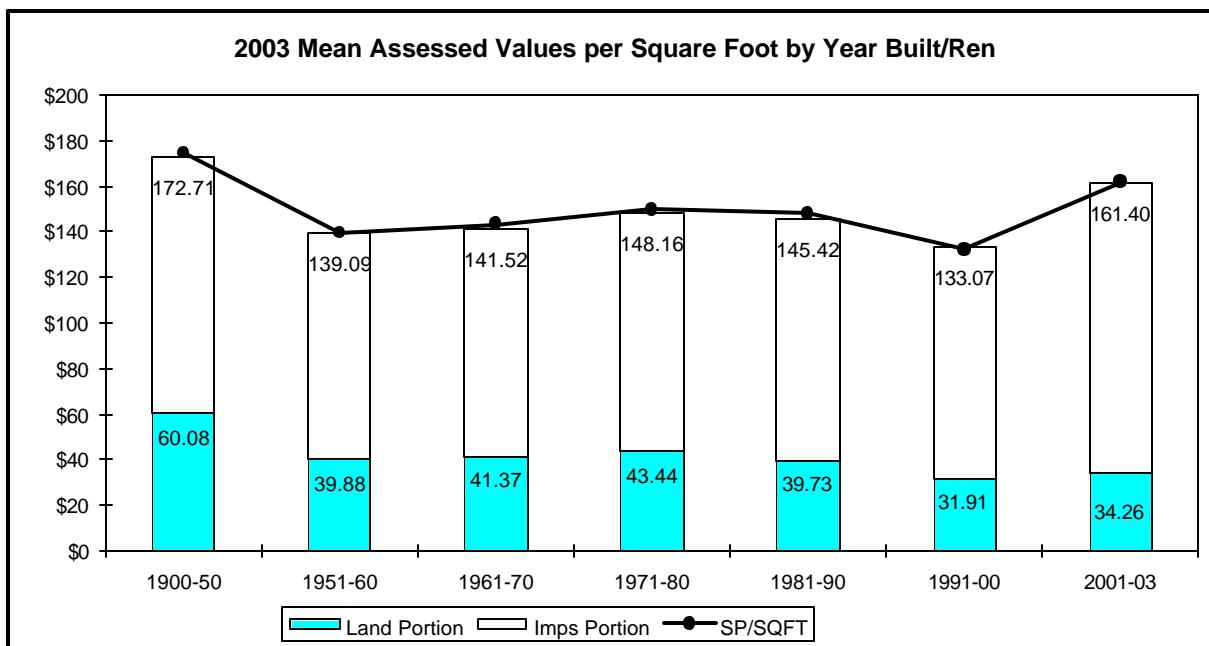
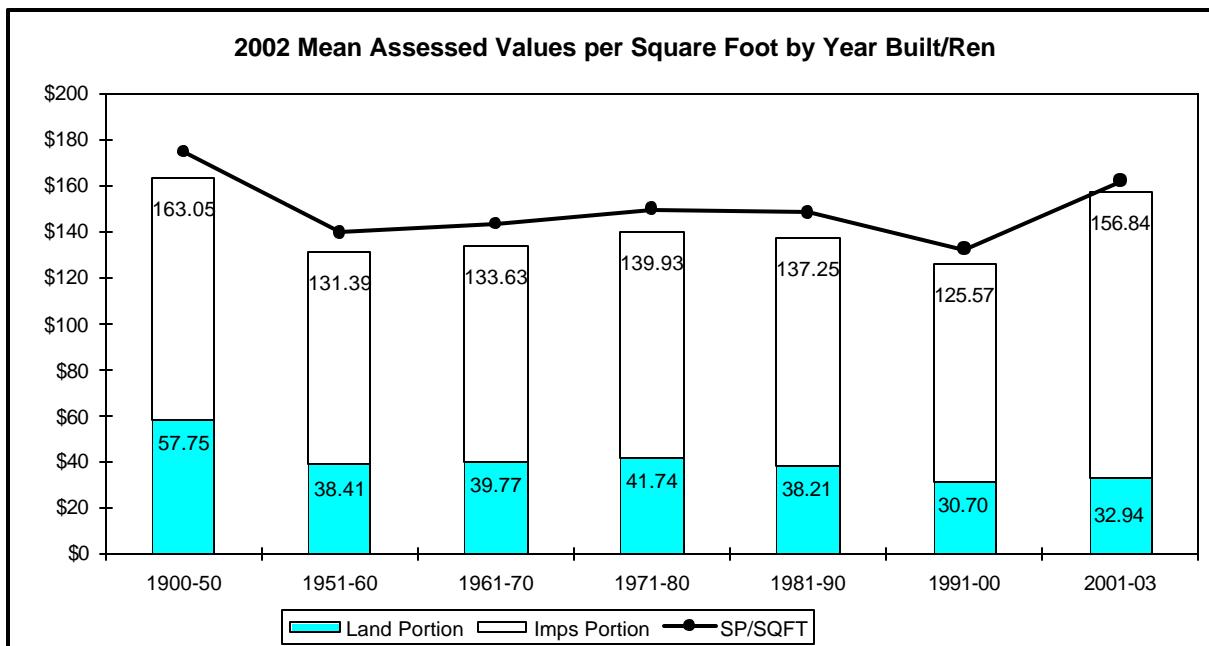
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	1	0.02%
4	0	0.00%	4	19	0.33%
5	8	1.37%	5	88	1.54%
6	46	7.89%	6	421	7.39%
7	428	73.41%	7	4222	74.07%
8	84	14.41%	8	800	14.04%
9	17	2.92%	9	140	2.46%
10	0	0.00%	10	9	0.16%
11	0	0.00%	11	0	0.00%
12	0	0.00%	12	0	0.00%
13	0	0.00%	13	0	0.00%
		583			5700



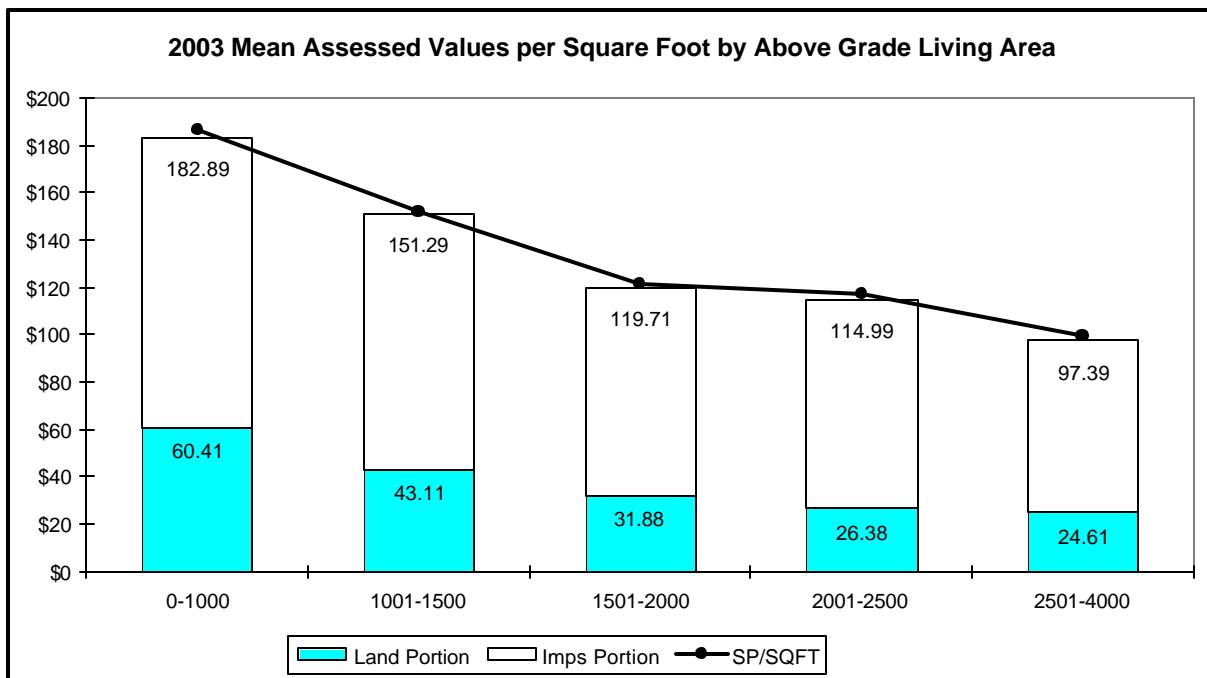
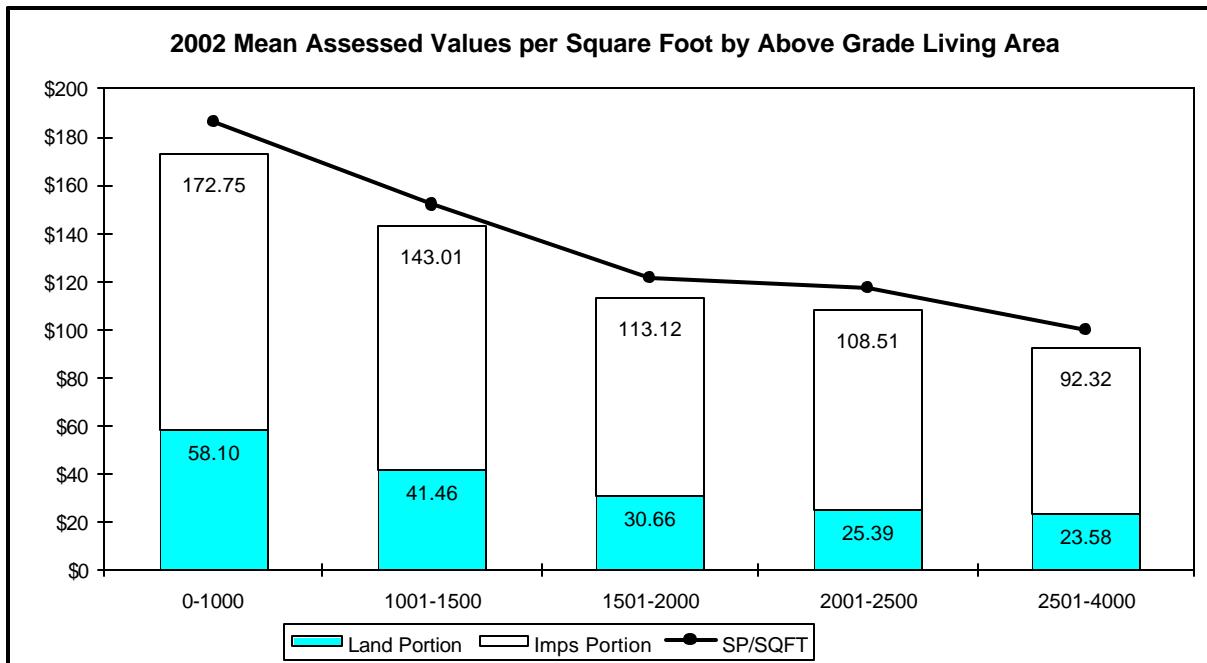
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

***Comparison of 2002 and 2003 Per Square Foot Values
By Year Built or Year Renovated***



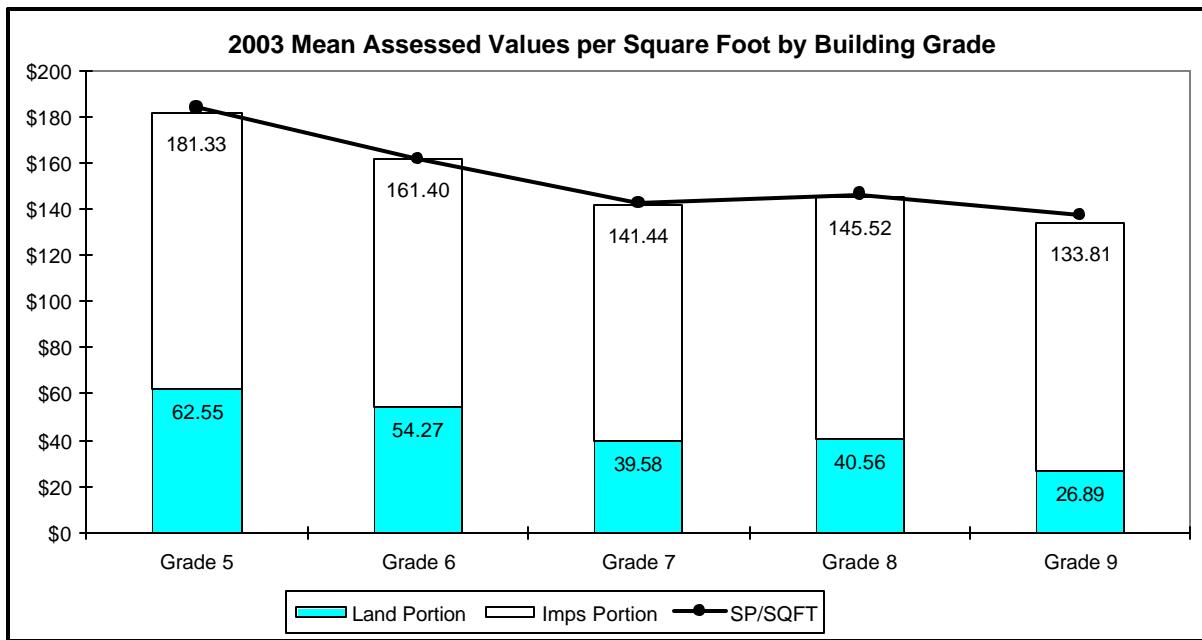
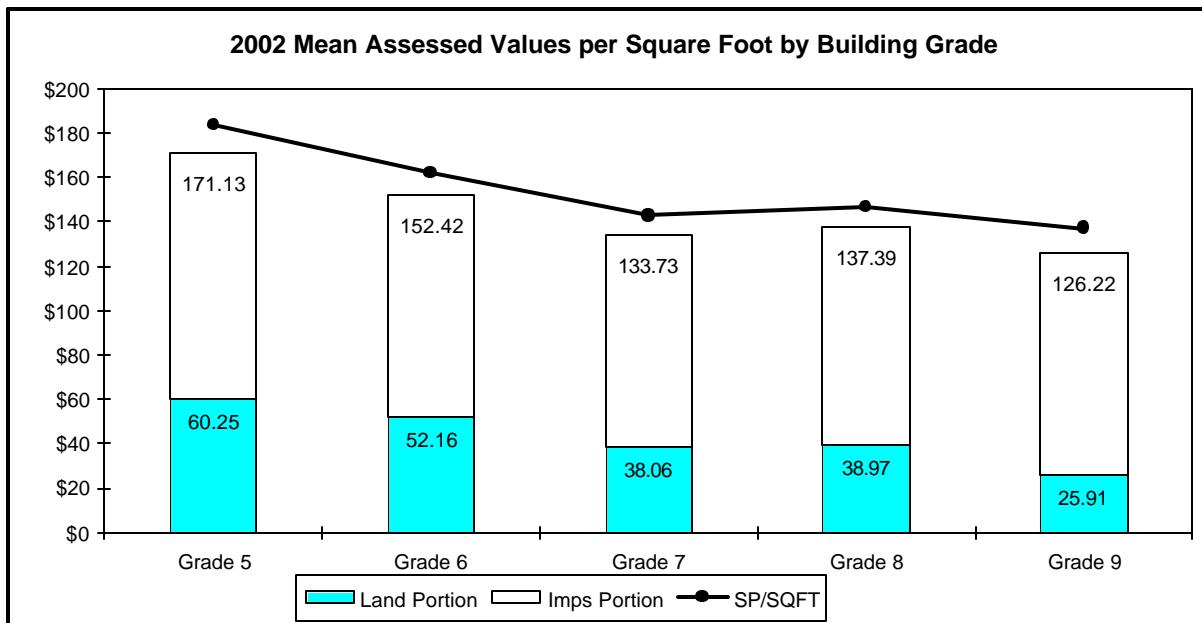
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2002 and 2003 Per Square Foot Values
By Above Grade Living Area***



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2002 and 2003 Per Square Foot Values
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2001 through 12/31/2002 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2002
6. Existing residences where the data for 2002 is significantly different than the data for 2003 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

Land update

Based on the 24 usable land sales available in the area, and their 2002 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 4.0% increase in land assessments in the area for the 2003 Assessment Year. The formula is:

$$2003 \text{ Land Value} = 2002 \text{ Land Value} \times 1.05, \text{ with the result rounded down to the next \$1,000.}$$

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 583 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2003 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that parcels in the new subdivision of Highland Crest Division 1 were assessed at a higher level than other parcels and required a smaller upward adjustment. The derived adjustment formula is:

$$2003 \text{ Total Value} = 2002 \text{ Total Value} / (0.9416789 + 0.04017283 \text{ if in Major 329571})$$

The resulting total value is rounded down to the next \$1,000, *then:*

$$2003 \text{ Improvements Value} = 2003 \text{ Total Value} \text{ minus } 2003 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- *If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2003 Land Value + Previous Improvement Value * 1.065)
 - *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - *If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2003 Land Value + Previous Improvement Value * 1.00).
 - *If vacant parcels (no improvement value) only the land adjustment applies.
 - *If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - *If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - *If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - *If residential properties exist on commercially zoned land, the overall basic adjustment indicated by the sales sample will be applied.

Mobile Home Update

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

$$2003 \text{ Total Value} = 2003 \text{ Land Value} + \text{Previous Improvement Value} * 1.065, \text{ with results rounded down to the next } \$1,000$$

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 26 Annual Update Model Adjustments

2003 Total Value = 2002 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

6.19%

Major 329571

**(Highland Crest
Div 1)**

Yes

% Adjustment

-4.34%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a house in Highland Crest Div 1 would receive an *approximate* upward adjustment of 1.85% (6.19% + -4.34%).

No other strata as defined by location or property characteristics required an adjustment different from the overall adjustment.

Except for the 16 parcels in Highland Crest Div 1, all of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

Area 26 Summary of Neighborhood Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% of Pop	QSTR	Sub	Range of Building Grades	Range of Year Built	Nearest Major Roadway
329571	Highland Crest Div 1	12	16	75%	SW-21-22-4	8	7	2001 & 2002	S 252 nd AV & 22 nd AV S

Area 26 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 0.991.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
5	8	0.912	0.966	5.9%	0.885	1.047
6	46	0.944	1.000	5.9%	0.976	1.024
7	428	0.938	0.992	5.8%	0.984	1.000
8	84	0.934	0.989	5.9%	0.971	1.008
9	17	0.919	0.974	6.0%	0.929	1.019
Year Built or Year Renovated	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1900-1950	29	0.932	0.987	5.9%	0.952	1.022
1951-1960	93	0.942	0.997	5.9%	0.979	1.016
1961-1970	195	0.936	0.991	5.9%	0.980	1.002
1971-1980	89	0.933	0.988	5.9%	0.971	1.005
1981-1990	93	0.925	0.980	6.0%	0.964	0.997
1991-2000	67	0.944	1.000	6.0%	0.977	1.024
2001-2003	17	0.969	0.998	3.0%	0.969	1.026
Condition	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
Fair	397	0.936	0.990	5.8%	0.981	0.998
Average	181	0.939	0.995	5.9%	0.982	1.007
Good	5	0.932	0.987	6.0%	0.955	1.020
Stories	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1	441	0.939	0.994	5.8%	0.986	1.002
1.5	34	0.927	0.981	5.8%	0.954	1.009
2	108	0.931	0.985	5.8%	0.969	1.000
Above Grade Living Area	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
0-1000	55	0.926	0.981	5.9%	0.955	1.006
1001-1500	350	0.942	0.996	5.8%	0.987	1.005
1501-2000	129	0.933	0.988	5.8%	0.973	1.002
2001-2500	39	0.924	0.979	6.0%	0.949	1.010
2501-4000	10	0.930	0.981	5.5%	0.925	1.037

Area 26 Annual Update Ratio Confidence Intervals

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The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

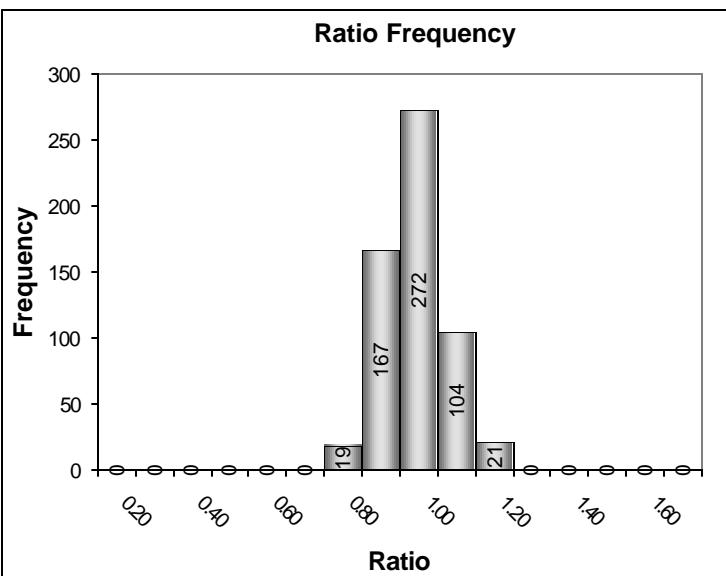
It is difficult to draw valid conclusions when the sales count is low.

View Y/N	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	522	0.939	0.993	5.8%	0.986	1.000
Y	61	0.923	0.978	6.0%	0.954	1.001
Wft Y/N	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	577	0.937	0.991	5.8%	0.984	0.998
Y	6	0.948	1.006	6.0%	0.887	1.124
Sub	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
3	86	0.936	0.992	5.9%	0.971	1.013
6	120	0.942	0.998	5.9%	0.982	1.014
8	152	0.936	0.988	5.5%	0.974	1.001
12	225	0.934	0.989	5.9%	0.979	0.999
Lot Size	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
0-5000	54	0.950	1.005	5.8%	0.984	1.026
5001-8000	219	0.935	0.987	5.6%	0.977	0.998
8001-12000	241	0.940	0.996	5.9%	0.985	1.007
12001-20000	53	0.923	0.977	5.9%	0.949	1.006
Over 20000	16	0.925	0.981	6.0%	0.929	1.032
Major 329571 (Highland Crest Div 1)	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	571	0.936	0.991	5.9%	0.984	0.998
Y	12	0.982	0.999	1.7%	0.979	1.018

Annual Update Ratio Study Report (Before)

2002 Assessments

District/Team: SW Crew / Team - 2	Lien Date: 01/01/2002	Date of Report: 4/2/2003	Sales Dates: 1/2001 - 12/2002
Area Area 26 - Des Moines	Appr ID: DGIB	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	583		
Mean Assessed Value	182,800		
Mean Sales Price	195,200		
Standard Deviation AV	32,390		
Standard Deviation SP	37,915		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.943		
Median Ratio	0.938		
Weighted Mean Ratio	0.936		
UNIFORMITY			
Lowest ratio	0.729		
Highest ratio:	1.161		
Coefficient of Dispersion	6.81%		
Standard Deviation	0.080		
Coefficient of Variation	8.46%		
Price Related Differential (PRD)	1.006		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.929		
<i>Upper limit</i>	0.951		
95% Confidence: Mean			
<i>Lower limit</i>	0.936		
<i>Upper limit</i>	0.949		
SAMPLE SIZE EVALUATION			
N (population size)	5700		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.080		
Recommended minimum:	10		
Actual sample size:	583		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	302		
# ratios above mean:	281		
<i>Z:</i>	0.870		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



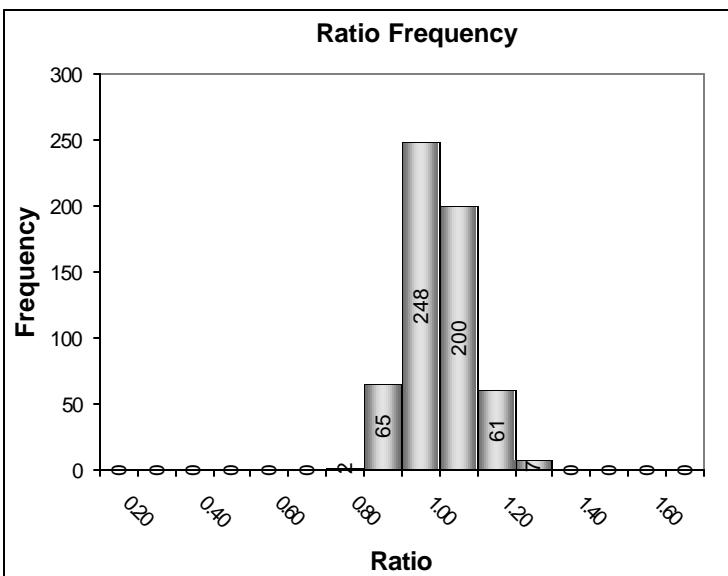
COMMENTS:

1 to 3 Unit Residences throughout area 26

Annual Update Ratio Study Report (After)

2003 Assessments

District/Team: SW Crew / Team - 2	Lien Date: 01/01/2003	Date of Report: 4/2/2003	Sales Dates: 1/2001 - 12/2002
Area Area 26 - Des Moines	Appr ID: DGIB	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	583		
Mean Assessed Value	193,400		
Mean Sales Price	195,200		
Standard Deviation AV	34.125		
Standard Deviation SP	37,915		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.997		
Median Ratio	0.990		
Weighted Mean Ratio	0.991		
UNIFORMITY			
Lowest ratio	0.775		
Highest ratio:	1.228		
Coefficient of Dispersion	6.77%		
Standard Deviation	0.084		
Coefficient of Variation	8.45%		
Price Related Differential (PRD)	1.007		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.982		
<i>Upper limit</i>	1.001		
95% Confidence: Mean			
<i>Lower limit</i>	0.991		
<i>Upper limit</i>	1.004		
SAMPLE SIZE EVALUATION			
N (population size)	5700		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.084		
Recommended minimum:	11		
Actual sample size:	583		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	309		
# ratios above mean:	274		
<i>Z:</i>	1.450		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 26

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 26
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	605240	0905	1/18/02	153000	480	0	5	1949	4	6000	Y	N	22226 9TH AV S
3	605240	1545	6/28/02	118450	760	0	5	1935	3	8924	N	N	22327 16TH AV S
3	057600	0740	2/12/02	155000	870	0	5	1938	3	13000	N	N	1716 S 223RD ST
3	201140	0701	12/17/02	322000	1720	0	5	1903	4	12500	Y	N	22540 8TH AV S
3	605240	0465	10/23/02	206000	770	0	6	1963	4	6000	Y	N	22214 10TH AV S
3	529620	0085	6/26/01	177500	780	0	6	1962	4	6565	N	N	817 S 222ND ST
3	057600	0030	10/10/02	168000	830	0	6	1953	3	11200	N	N	22022 16TH AV S
3	605240	0005	9/20/02	180000	880	100	6	1932	3	15000	N	N	22006 11TH AV S
3	529620	0060	3/14/01	162748	910	0	6	1948	4	8369	N	N	22212 8TH AV S
3	201140	0735	11/7/01	169500	990	0	6	1951	4	10419	Y	N	22437 12TH AV S
3	601400	0020	10/22/02	155000	1030	0	6	1960	3	12038	N	N	1224 S 229TH ST
3	605240	1460	4/23/01	149900	1150	0	6	1923	4	9192	N	N	22237 16TH AV S
3	529620	0010	8/2/01	175000	1240	0	6	1939	4	9360	N	N	22209 8TH AV S
3	605240	0695	1/22/01	195000	1440	600	6	1948	4	6000	Y	N	916 S 223RD ST
3	092204	9210	4/26/02	190000	1630	0	6	1955	3	9927	N	N	22003 24TH AV S
3	057600	0875	6/27/02	182000	960	0	7	1955	3	11850	N	N	1649 S 223RD ST
3	727200	0290	7/20/01	198000	1040	1000	7	1960	4	10178	N	N	22628 13TH AV S
3	864320	0055	9/13/01	175000	1040	340	7	1960	3	12000	N	N	23042 16TH AV S
3	162204	9066	6/18/02	167500	1070	0	7	1961	3	21344	N	N	2712 KENT-DES MOINES RD
3	815930	0010	12/24/02	220000	1080	360	7	1943	4	11424	Y	N	1614 S 225TH ST
3	162204	9138	5/15/02	229000	1150	690	7	1960	3	25200	N	N	2435 S 226TH ST
3	201140	0010	7/24/01	200000	1180	900	7	1943	4	18862	N	N	1456 KENT-DES MOINES RD
3	605240	0431	9/17/02	208000	1180	1180	7	1960	3	7200	Y	N	1010 S 222ND ST
3	727200	1205	6/24/02	235000	1180	400	7	1993	3	8187	N	N	22459 15TH AV S
3	605240	0645	11/7/02	245000	1190	1000	7	1962	4	7560	Y	N	22215 10TH AV S
3	605240	1565	5/24/02	220000	1190	590	7	1989	3	9000	N	N	1507 S 223RD ST
3	201140	0024	6/6/02	206500	1230	380	7	1961	3	26200	N	N	22825 16TH AV S
3	713810	0050	3/19/01	167000	1230	0	7	1962	3	10125	N	N	22934 27TH AV S

Improved Sales Used in this Annual Update Analysis
Area 26
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	864280	0005	2/21/01	172500	1250	0	7	1955	3	10682	Y	N	22806 THUNDERBIRD DR
3	885150	0160	7/27/01	175000	1270	0	7	1966	3	7200	N	N	21824 12TH AV S
3	713800	0020	5/11/01	172500	1280	100	7	1961	3	10010	N	N	22675 26TH AV S
3	679060	0500	5/1/01	194000	1290	0	7	1966	3	10728	N	N	2107 S 230TH ST
3	201320	0380	12/3/02	180000	1300	1100	7	1967	3	10369	N	N	23329 17TH PL S
3	727200	0205	2/21/01	167000	1300	0	7	1960	4	8906	N	N	22615 13TH AV S
3	864260	0170	7/26/01	213000	1310	0	7	1955	3	19370	Y	N	22805 THUNDERBIRD DR
3	321080	0160	4/24/02	190000	1320	750	7	1960	4	9000	N	N	21845 14TH AV S
3	713800	0050	8/27/02	234000	1320	560	7	1960	3	10665	N	N	22759 26TH AV S
3	713800	0130	5/10/01	203000	1330	1000	7	1961	3	10350	N	N	2641 S 227TH PL
3	201140	0795	1/28/02	237000	1350	710	7	1976	3	11970	Y	N	1117 S 224TH ST
3	727200	1735	1/29/02	189000	1360	0	7	1988	3	6362	N	N	22513 13TH AV S
3	679060	0820	6/21/02	176500	1370	0	7	1963	3	9430	N	N	2026 S 232ND ST
3	092204	9341	6/22/01	160000	1380	0	7	1962	4	23630	N	N	2217 S 216TH ST
3	727200	1915	6/28/01	209950	1380	250	7	1978	3	6437	N	N	22406 12TH AV S
3	727200	1235	3/19/01	220000	1390	720	7	1993	3	8407	N	N	22441 15TH AV S
3	864260	0165	1/9/02	207000	1390	0	7	1955	4	9702	Y	N	22809 THUNDERBIRD DR
3	869980	0060	3/6/01	228500	1410	0	7	1988	3	8909	N	N	22702 18TH AV S
3	679060	0610	2/6/01	205000	1420	1100	7	1963	4	9600	N	N	23241 21ST AV S
3	727200	1075	8/29/01	188000	1430	0	7	1992	3	8887	N	N	22458 15TH AV S
3	679060	0940	7/11/01	151000	1440	0	7	1965	3	8800	N	N	2027 S 229TH ST
3	162204	9178	7/30/01	285000	1450	1300	7	1963	3	13068	Y	N	22438 16TH AV S
3	321080	0080	6/27/02	223500	1510	800	7	1963	4	9464	N	N	21804 14TH AV S
3	679060	0240	4/5/02	194500	1530	0	7	1966	5	8424	N	N	2136 S 229TH ST
3	679060	0270	10/8/02	189950	1600	0	7	1965	3	9317	N	N	22818 23RD PL S
3	201320	0320	7/5/01	240000	1610	870	7	1966	4	19086	N	N	23239 17TH PL S
3	679060	0380	12/5/02	193525	1620	480	7	1964	3	8190	N	N	2113 S 229TH ST
3	509700	0140	8/14/02	194900	1640	0	7	1960	3	9750	N	N	2411 S 219TH ST
3	679060	0210	11/15/02	202950	1640	0	7	1966	4	8640	N	N	2114 S 229TH ST
3	885150	0060	2/6/01	170000	1650	0	7	1965	4	9040	N	N	21819 12TH AV S
3	885150	0010	8/17/01	189000	1680	0	7	1966	3	9908	N	N	1139 S 218TH ST

Improved Sales Used in this Annual Update Analysis
Area 26
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	679060	0540	8/23/02	190000	1820	0	7	1964	4	8540	N	N	23026 21ST AV S
3	864260	0085	8/18/01	233000	1970	510	7	1954	4	11303	Y	N	22806 17TH AV S
3	201320	0250	9/18/02	260000	2040	1560	7	1963	4	9600	Y	N	1806 S 233RD ST
3	679060	1000	10/16/02	241600	2360	0	7	1965	5	12844	N	N	2036 S 230TH ST
3	864260	0160	5/10/01	315000	2410	0	7	1991	4	10192	Y	N	22819 THUNDERBIRD DR
3	864300	0025	10/17/02	261500	2570	0	7	1963	4	11466	Y	N	22919 18TH PL S
3	201140	0201	2/21/02	253000	2580	0	7	1955	4	17420	N	N	1205 S 228TH ST
3	201140	0774	8/13/01	234500	1120	600	8	1979	4	8276	Y	N	1112 S 224TH PL
3	201140	0692	9/18/02	232000	1300	820	8	1979	3	9620	Y	N	22605 12TH AV S
3	255770	0040	12/11/02	206500	1380	500	8	1978	3	8926	Y	N	22609 19TH AV S
3	869980	0090	6/27/01	278900	1390	1170	8	1989	3	8909	N	N	22722 18TH AV S
3	255770	0030	10/12/01	217000	1400	360	8	1978	4	8925	Y	N	22615 19TH AV S
3	888888	0070	11/16/01	245000	1430	860	8	1989	3	8718	N	N	1521 S 218TH ST
3	679060	1070	5/31/02	243200	1450	1250	8	1963	3	8470	N	N	2036 S 231ST ST
3	201320	0340	7/1/02	285000	1460	1090	8	1977	4	10303	N	N	23249 17TH PL S
3	201140	0778	2/20/01	260000	1590	1460	8	1978	3	10454	Y	N	925 S 224TH PL
3	200700	0110	4/16/01	209000	1650	0	8	1997	3	10438	N	N	23441 23RD PL S
3	780968	0100	12/26/01	223000	1910	0	8	1991	3	9702	N	N	2473 S 220TH ST
3	057600	0700	4/23/01	255000	1930	1570	8	1961	3	39000	N	N	1721 S 222ND ST
3	780968	0030	10/30/01	212000	2030	0	8	1991	3	9907	N	N	2417 S 220TH ST
3	201140	0771	8/6/01	240000	2090	0	8	1979	5	10890	Y	N	1122 S 224TH PL
3	200630	0020	11/14/02	318000	2540	0	8	1980	3	7200	N	N	2052 S 233RD ST
3	200630	0060	3/26/01	259000	2900	0	8	1980	3	7200	N	N	2018 S 233RD ST
3	200630	0130	5/15/01	259950	2900	0	8	1980	3	7200	N	N	23337 20TH AV S
3	201140	0737	6/26/02	375000	1980	1440	9	1998	3	8772	Y	N	1022 S 225TH LN
3	605240	2875	2/21/01	237500	2010	0	9	1997	3	9800	N	N	1205 S 223RD ST
3	162204	9193	6/13/01	349950	2080	0	9	1998	3	8276	Y	N	22625 16TH AV S
6	172204	9081	3/5/02	149950	890	0	5	1935	3	15921	N	N	23304 14TH AV S
6	256080	4835	4/23/02	165000	760	760	6	1937	3	5000	N	N	919 S 249TH ST
6	172204	9111	6/24/02	157000	880	400	6	1948	4	21000	N	N	23429 14TH AV S
6	256080	0626	1/28/02	164000	1000	0	6	1976	4	5000	N	N	24515 15TH AV S

Improved Sales Used in this Annual Update Analysis
Area 26
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	201140	0091	2/8/02	199950	1020	800	6	1961	4	37000	N	N	1400 S 232ND ST
6	256080	3225	3/29/01	172950	1060	0	6	1978	4	8025	N	N	25119 12TH AV S
6	256080	3235	9/16/02	160000	1060	0	6	1978	4	8025	N	N	25135 12TH AV S
6	256080	3247	6/14/01	168950	1060	0	6	1978	3	8025	N	N	25128 11TH AV S
6	256080	0265	7/24/01	174950	1160	0	6	1988	3	5000	N	N	24522 15TH AV S
6	201380	1420	10/4/02	169950	1180	0	6	1979	3	6875	N	N	908 S 244TH ST
6	256080	5556	4/11/01	188000	1480	0	6	1928	5	4785	N	N	24702 MARINE VIEW DR S
6	550860	0040	6/1/01	147000	840	0	7	1954	3	17850	N	N	24115 11TH AV S
6	172204	9112	10/19/01	208000	910	500	7	1964	3	53279	N	N	1457 S 231ST ST
6	201380	0025	4/16/01	154000	970	0	7	1966	3	12000	N	N	24025 16TH AV S
6	256080	0640	8/22/01	149500	1000	0	7	1976	4	5000	N	N	24533 15TH AV S
6	256080	0859	12/26/01	166000	1000	0	7	1969	3	6250	N	N	24736 14TH AV S
6	330079	0050	1/9/01	185000	1040	0	7	1985	3	7936	N	N	23836 14TH AV S
6	936131	0040	5/25/01	198000	1050	350	7	1978	4	9290	N	N	24021 9TH PL S
6	936131	0100	11/20/02	218000	1050	350	7	1978	4	7709	N	N	934 S 240TH PL
6	550860	0035	10/12/01	173000	1060	0	7	1954	4	12575	N	N	24105 11TH AV S
6	542420	0010	3/19/01	179900	1080	410	7	1981	4	9370	N	N	24811 14TH CT S
6	936131	0020	9/20/02	205000	1080	630	7	1978	3	8178	N	N	24009 9TH PL S
6	330079	0580	6/19/01	217500	1100	600	7	1986	3	7721	N	N	23813 14TH AV S
6	201140	0405	1/25/02	192000	1120	200	7	1947	4	38125	N	N	23206 MARINE VIEW DR
6	201380	0970	7/30/02	176000	1130	0	7	1985	3	8063	N	N	24215 14TH AV S
6	256080	0095	6/26/01	175000	1140	0	7	1990	3	7500	N	N	24716 15TH AV S
6	330079	0090	2/26/01	195000	1140	0	7	1984	3	10928	N	N	23814 14TH AV S
6	330079	0810	5/22/02	208000	1170	360	7	1987	3	8400	N	N	1323 S 239TH PL
6	256080	0911	10/18/02	179950	1180	0	7	1968	4	6400	N	N	24727 14TH AV S
6	515310	0015	9/25/02	243000	1190	800	7	1993	3	7226	N	N	24213 9TH AV S
6	201380	0165	9/4/02	183000	1200	0	7	1969	4	5000	N	N	24046 13TH PL S
6	256080	0530	7/25/01	162000	1200	0	7	1967	4	6250	N	N	24404 14TH AV S
6	256080	0701	6/25/02	172000	1200	0	7	1967	3	6000	N	N	24518 14TH AV S
6	256080	1190	5/24/02	185625	1200	0	7	1968	3	6000	N	N	24536 13TH PL S
6	945620	0442	5/16/02	187900	1200	0	7	1982	3	21001	N	N	1503 S 250TH ST

Improved Sales Used in this Annual Update Analysis
Area 26
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	688021	0020	11/7/02	242500	1210	700	7	1987	3	7201	N	N	1322 S 235TH PL
6	752430	0030	9/7/01	150000	1210	0	7	1959	4	8236	N	N	1345 S 251ST ST
6	256080	0605	12/14/02	178500	1220	0	7	1967	4	7500	N	N	1417 S 245TH ST
6	256080	0680	9/26/01	172000	1220	0	7	1967	3	5000	N	N	1405 S 245TH ST
6	752385	0120	10/28/02	185000	1230	860	7	1992	3	7628	N	N	24916 13TH PL S
6	256080	0908	7/8/02	170000	1250	0	7	1968	4	6400	N	N	24715 14TH AV S
6	256080	1004	8/10/01	169950	1250	0	7	1968	4	6000	N	N	24722 13TH PL S
6	256080	1080	4/13/01	169900	1250	0	7	1967	4	6500	N	N	24539 14TH AV S
6	688021	0060	12/12/02	193000	1250	0	7	1988	3	7201	N	N	1238 S 235TH PL
6	688021	0160	9/21/01	190000	1280	0	7	1988	3	12600	N	N	1309 S 235TH PL
6	175350	0130	8/13/01	203000	1300	900	7	1963	3	8637	N	N	23330 10TH AV S
6	201140	0459	5/21/02	265000	1310	1150	7	1967	3	15000	Y	N	819 S 231ST ST
6	752385	0010	5/15/01	195000	1320	0	7	1959	4	20128	N	N	1316 S 250TH ST
6	175350	0040	10/18/01	206500	1330	800	7	1965	3	8822	N	N	23324 12TH AV S
6	550860	0025	10/25/01	156000	1340	0	7	1955	4	12938	N	N	24116 11TH AV S
6	201380	1410	11/8/01	195000	1350	710	7	1990	3	7632	N	N	24314 9TH AV S
6	330079	0620	11/27/01	205000	1360	0	7	1984	3	8496	N	N	23839 14TH AV S
6	201380	0898	10/22/01	175000	1380	0	7	1956	3	14500	N	N	1419 S 242ND ST
6	330079	0750	3/6/02	192500	1400	0	7	1985	3	6742	N	N	23901 13TH PL S
6	256080	3250	11/21/02	219950	1420	550	7	1979	4	8042	N	N	1017 S 251ST ST
6	256080	3250	4/3/01	221950	1420	550	7	1979	4	8042	N	N	1017 S 251ST ST
6	330079	0120	2/1/01	187950	1420	0	7	1985	3	8754	N	N	23740 14TH AV S
6	201380	0300	3/12/01	167500	1450	0	7	1985	4	8062	N	N	24015 13TH AV S
6	201140	0365	12/24/01	195750	1470	420	7	1968	4	9558	N	N	23216 10TH AV S
6	688020	0090	5/21/01	192500	1490	0	7	1986	3	7516	N	N	24056 9TH PL S
6	256080	3085	4/19/02	180000	1510	0	7	1947	3	10588	N	N	1116 S 251ST ST
6	330079	0020	1/25/02	196500	1510	0	7	1985	3	7605	N	N	23904 14TH AV S
6	201380	0868	5/31/02	186500	1520	0	7	1960	4	12000	N	N	1507 S 242ND ST
6	201380	1400	8/16/02	236000	1520	0	7	1990	3	7537	N	N	24302 9TH AV S
6	752385	0070	7/2/02	205000	1540	0	7	1991	3	7330	N	N	24925 13TH PL S
6	144880	0020	5/22/01	209950	1630	0	7	1992	3	8424	N	N	1410 S 234TH ST

Improved Sales Used in this Annual Update Analysis
Area 26
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	201380	0101	7/25/01	211000	1650	0	7	1988	3	14950	N	N	24113 14TH PL S
6	201380	1352	7/13/01	225000	1650	0	7	1993	3	7226	N	N	24329 10TH AV S
6	330079	0290	11/19/01	200000	1720	0	7	1986	3	7200	N	N	1314 S 236TH PL
6	752387	0050	11/7/01	220000	1720	0	7	1995	3	7313	N	N	1318 S 251ST CT
6	201380	1140	10/23/01	196000	1800	0	7	1990	3	7425	N	N	1203 S 242ND ST
6	201380	0098	9/11/02	218250	1830	0	7	1988	3	10000	N	N	1403 S 240TH ST
6	201380	0856	2/25/01	160000	1840	0	7	1960	4	18375	N	N	24303 16TH AV S
6	201380	1430	5/21/02	259950	2080	0	7	1990	3	9223	N	N	24311 9TH AV S
6	515310	0020	7/3/02	259950	2140	0	7	1991	3	7316	N	N	24223 9TH AV S
6	515310	0040	6/25/02	249950	2140	0	7	1990	3	7715	N	N	24301 9TH AV S
6	353042	0125	7/10/02	178000	920	0	8	1975	4	4423	N	N	24720 12TH AV S
6	353042	0100	4/25/02	130000	930	0	8	1972	4	2560	N	N	24810 10TH AV S
6	353042	0105	7/30/02	139900	930	0	8	1972	4	2960	N	N	24812 10TH AV S
6	353043	0055	9/5/02	154000	970	0	8	1974	4	2689	N	N	24718 13TH AV S
6	353041	0180	7/24/01	160000	980	410	8	1976	4	5227	N	N	24827 12TH AV S
6	353047	0312	5/13/02	142000	1000	0	8	1978	4	2655	N	N	1009 S 246TH PL
6	353048	0050	7/3/01	145500	1000	0	8	1977	4	2281	N	N	24434 13TH AV S
6	353046	0081	4/9/01	139500	1010	0	8	1976	4	4181	N	N	24600 12TH AV S
6	353041	0150	2/8/02	154600	1050	0	8	1971	4	4320	N	N	24807 12TH AV S
6	353043	0100	9/18/02	160000	1050	0	8	1974	4	2926	N	N	24602 13TH AV S
6	353044	0060	9/10/02	140000	1050	0	8	1975	4	2752	N	N	24843 13TH AV S
6	353045	0120	7/25/01	167500	1060	0	8	1975	4	4067	N	N	24622 11TH AV S
6	353041	0110	9/21/01	190000	1070	0	8	1971	4	3900	N	N	24816 11TH AV S
6	353045	0050	3/26/01	171500	1070	0	8	1978	4	4135	N	N	1019 S 245TH PL
6	353042	0072	7/30/02	160000	1080	0	8	1974	4	3520	N	N	24830 10TH AV S
6	353047	0225	5/3/01	145000	1080	0	8	1977	4	3120	N	N	24429 9TH PL S
6	353049	0131	5/21/02	140000	1080	0	8	1979	4	2148	N	N	24450 12TH AV S
6	353048	0030	7/3/02	147900	1100	0	8	1978	4	2740	N	N	24442 13TH AV S
6	353041	0163	5/3/02	189000	1110	0	8	1971	4	4791	N	N	24821 12TH AV S
6	353043	0130	8/16/01	145000	1120	0	8	1975	4	3024	N	N	24613 13TH AV S
6	353049	0210	7/27/01	180000	1180	0	8	1979	4	3777	N	N	1112 S 244TH PL

Improved Sales Used in this Annual Update Analysis
Area 26
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	353047	0080	2/26/01	176500	1210	0	8	1977	4	3852	N	N	24442 9TH PLS
6	353047	0080	5/20/02	197000	1210	0	8	1977	4	3852	N	N	24442 9TH PLS
6	353044	0150	3/26/01	185000	1220	0	8	1975	4	4293	N	N	24814 13TH AV S
6	353051	0041	6/17/02	187500	1240	0	8	1985	4	2932	N	N	24521 9TH PLS
6	172204	9086	7/11/01	290000	1250	810	8	1946	3	38739	N	N	1207 S 232ND ST
6	353042	0225	11/12/02	223000	1330	0	8	1977	4	4431	N	N	24623 12TH AV S
6	353050	0150	5/14/01	155000	1330	0	8	1980	4	2948	N	N	24934 11TH AV S
6	353050	0150	1/25/02	165000	1330	0	8	1980	4	2948	N	N	24934 11TH AV S
6	353051	0020	10/8/01	199500	1340	0	8	1980	4	5498	N	N	24507 9TH PLS
6	353048	0130	4/11/01	187500	1380	0	8	1977	4	4847	N	N	24447 13TH AV S
6	353049	0010	9/5/01	210000	1400	0	8	1978	4	6412	N	N	24427 11TH AV S
6	353049	0080	8/14/02	191500	1420	0	8	1979	4	3547	N	N	24431 12TH AV S
6	201140	0477	11/14/01	259900	1430	780	8	1961	4	13560	Y	N	23016 MARINE VIEW DR S
6	353050	0200	5/3/02	172500	1440	0	8	1981	4	2176	N	N	24920 11TH AV S
6	353050	0090	5/9/01	168000	1450	0	8	1980	4	2784	N	N	24927 11TH AV S
6	201140	0233	7/8/02	309500	1580	1360	8	2001	3	12050	N	N	1213 S 234TH PL
6	353048	0090	3/27/02	199000	1630	0	8	1978	4	3327	N	N	1204 S 244TH PL
6	752435	0030	5/20/02	239000	1780	0	8	1993	3	7749	N	N	25111 13TH AV S
6	752435	0040	2/25/02	240990	1800	0	8	1993	3	10699	N	N	25114 13TH AV S
6	201380	1353	1/22/01	251950	1930	0	8	1993	3	7750	N	N	24339 10TH AV S
6	353044	0080	9/17/01	256000	2100	0	8	1985	4	5135	N	N	24848 13TH AV S
6	179255	0060	11/26/01	285000	2110	0	8	1998	3	7339	N	N	24340 11TH AV S
6	752387	0110	7/7/02	268000	2180	0	8	1995	3	6427	N	N	25121 13TH PL S
8	360060	1000	6/20/01	171500	910	0	5	1941	4	9000	Y	N	24212 24TH AV S
8	692960	4296	8/27/02	147950	1090	0	5	1942	3	8050	N	N	2305 S 240TH ST
8	360060	0130	8/3/01	144000	1030	0	6	1928	4	5000	N	N	24118 24TH AV S
8	212204	9096	12/26/02	139826	1040	0	6	1973	3	13920	N	N	2039 S 252ND ST
8	945620	0481	4/19/01	171698	1060	0	6	1980	3	7226	N	N	1628 S 252ND ST
8	360060	0125	3/18/02	145000	1170	0	6	1968	3	5700	N	N	24055 25TH AV S
8	360300	0335	7/11/01	167500	1200	0	6	2001	3	3000	N	N	24205 26TH PL S
8	692960	4290	5/21/02	185000	1200	0	6	1983	3	5950	Y	N	24213 24TH AV S

Improved Sales Used in this Annual Update Analysis
Area 26
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	360300	0365	2/19/02	178500	1220	0	6	1984	3	6000	N	N	24223 26TH PL S
8	509210	0090	6/19/02	188000	1250	0	6	1963	3	8352	N	N	1911 S 243RD ST
8	360060	0110	1/8/02	162000	1260	0	6	1967	3	5400	N	N	24051 25TH AV S
8	692960	2340	3/12/01	147000	880	0	7	1978	4	10000	N	N	24335 21ST AV S
8	692960	2390	11/21/02	165000	880	0	7	1978	4	7500	N	N	24319 21ST AV S
8	111300	0030	9/14/01	179000	900	700	7	1965	3	7475	N	N	26715 16TH PL S
8	111300	0430	12/19/01	182450	900	0	7	1965	3	6250	N	N	1843 S 266TH PL
8	788800	0040	7/5/01	145250	950	0	7	1959	3	7924	N	N	25838 20TH AV S
8	111300	0590	9/26/02	159950	960	0	7	1964	3	14375	N	N	1830 S 266TH PL
8	665400	0010	11/12/01	167950	970	0	7	1961	3	10233	N	N	1605 S 251ST PL
8	752370	0770	12/5/01	157496	970	0	7	1958	3	8085	N	N	2228 S 251ST ST
8	788800	0110	4/2/01	158000	970	0	7	1959	3	8736	N	N	1819 S 259TH ST
8	212204	9108	7/24/01	165000	980	0	7	1960	3	8676	N	N	25512 16TH AV S
8	788830	0310	2/13/01	155000	980	0	7	1961	3	8890	N	N	1641 S 264TH PL
8	169700	0250	9/5/01	161459	990	0	7	1968	3	8400	N	N	1708 S 254TH PL
8	692960	3945	12/6/02	232750	1000	0	7	1983	3	7500	Y	N	24103 23RD AV S
8	111300	0530	12/5/02	146500	1010	0	7	1962	3	7260	N	N	26638 18TH PL S
8	788840	0350	5/28/02	195000	1020	0	7	1962	3	7775	N	N	26215 20TH AV S
8	111300	0040	6/21/01	199950	1030	0	7	1963	3	7975	N	N	26709 16TH PL S
8	360060	0140	9/26/01	163000	1030	0	7	1989	3	6000	N	N	24112 24TH AV S
8	362900	0010	10/25/01	199950	1030	400	7	1963	3	7820	N	N	24721 21ST AV S
8	169700	0370	12/30/02	163000	1040	0	7	1971	3	8122	N	N	25422 16TH PL S
8	111300	0090	10/1/02	195000	1060	780	7	1964	3	7875	N	N	26726 16TH PL S
8	769530	0190	1/28/02	163000	1060	0	7	1962	3	8040	N	N	1850 S 246TH PL
8	788800	0050	1/12/01	158000	1060	0	7	1959	3	7920	N	N	25830 20TH AV S
8	752370	0360	7/12/02	142000	1080	0	7	1959	3	8280	N	N	24816 23RD AV S
8	752370	0035	11/7/02	165900	1100	0	7	1958	3	8280	N	N	24917 21ST AV S
8	692960	0325	10/15/02	213000	1120	750	7	1963	3	7350	N	N	1604 S 243RD ST
8	692960	1692	12/14/01	189900	1120	0	7	1980	3	7500	N	N	24125 22ND PL S
8	692960	3958	8/12/02	238000	1120	0	7	1983	3	7500	Y	N	24127 23RD AV S
8	692960	4105	4/19/02	208000	1120	0	7	1983	3	6200	Y	N	24301 23RD AV S

Improved Sales Used in this Annual Update Analysis
Area 26
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	788820	0250	3/1/02	220000	1120	900	7	1961	3	11727	N	N	1631 S 257TH ST
8	945620	0616	7/25/02	244500	1120	880	7	1982	3	9900	N	N	25110 19TH CT S
8	093430	0190	8/31/01	185000	1130	820	7	1962	3	8375	N	N	25835 17TH AV S
8	692960	0310	6/10/02	180500	1130	1100	7	1957	3	14550	N	N	24204 16TH AV S
8	752370	0760	11/7/01	180000	1130	390	7	1959	3	8183	N	N	2242 S 251ST ST
8	942500	0010	9/26/02	179600	1130	0	7	1962	3	7344	N	N	26804 17TH PL S
8	752255	0050	10/18/01	210000	1140	530	7	1969	3	9705	N	N	25116 22ND AV S
8	195340	0050	6/21/02	198000	1150	700	7	1957	3	9052	N	N	23217 26TH AV S
8	195340	0135	3/1/01	155000	1150	100	7	1962	3	8960	N	N	2617 S 232ND ST
8	509200	0090	5/8/02	175000	1150	0	7	1962	3	8352	N	N	1712 S 244TH ST
8	752370	0095	8/22/02	159995	1160	0	7	1958	3	8800	N	N	24804 21ST AV S
8	093430	0140	1/17/02	209000	1170	830	7	1962	4	6778	N	N	25742 17TH AV S
8	752370	0140	7/26/02	182500	1170	400	7	1958	3	9425	N	N	2132 S 250TH ST
8	093430	0030	10/19/01	220000	1180	600	7	1948	3	12437	Y	N	1620 S 257TH PL
8	111300	0140	6/15/01	164950	1180	0	7	1965	3	5700	N	N	26705 17TH PL S
8	321050	0020	7/26/01	175000	1180	0	7	1963	3	7389	N	N	1849 S 261ST PL
8	321050	0030	6/27/02	175000	1180	0	7	1963	3	7489	N	N	1852 S 261ST PL
8	360300	0375	8/13/01	185000	1180	0	7	1987	3	6000	N	N	24229 26TH PL S
8	059120	0050	9/23/02	201200	1200	320	7	1987	3	7887	N	N	24902 19TH PL S
8	059120	0080	6/12/01	193000	1200	320	7	1987	3	7434	N	N	24816 19TH PL S
8	212204	9188	3/21/01	204500	1200	800	7	1993	3	10145	N	N	24431 24TH AV S
8	752370	0190	8/30/01	169000	1200	0	7	1958	3	9448	N	N	2128 S 249TH ST
8	752370	0585	6/13/01	154900	1210	0	7	1959	3	8100	N	N	25036 21ST PL S
8	059120	0160	1/26/01	192000	1220	620	7	1987	3	11421	N	N	24909 19TH PL S
8	093430	0160	12/13/02	187950	1220	0	7	1962	3	7086	N	N	1703 S 258TH ST
8	195340	0150	9/25/01	219000	1220	500	7	1959	3	9000	Y	N	23223 27TH AV S
8	195340	0580	10/28/02	213000	1220	630	7	1956	4	8712	N	N	23441 26TH AV S
8	329571	0020	9/25/01	235900	1220	590	7	2001	3	5550	N	N	2216 S 252ND PL
8	329571	0030	1/21/02	235900	1220	560	7	2001	3	5537	N	N	2220 S 252ND PL
8	360060	0250	9/24/02	232000	1220	0	7	1990	3	7200	N	N	24031 26TH AV S
8	692960	3995	11/13/02	179500	1220	0	7	1981	3	5000	N	N	24308 22ND PL S

Improved Sales Used in this Annual Update Analysis
Area 26
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	788800	0170	3/13/02	177000	1220	0	7	1959	3	8736	N	N	1828 S 260TH ST
8	169700	0170	4/23/01	170000	1230	0	7	1968	4	9080	N	N	1918 S 254TH PL
8	195340	0100	5/20/01	215000	1230	600	7	1960	3	8325	N	N	23234 25TH AV S
8	195340	0310	6/17/02	207000	1230	700	7	1957	3	8250	N	N	23222 28TH AV S
8	360120	0030	12/26/01	165000	1230	0	7	1968	3	6000	N	N	24417 25TH AV S
8	360120	0050	10/30/01	149900	1230	0	7	1968	3	6000	N	N	24431 25TH AV S
8	169700	0500	7/19/01	162900	1240	0	7	1968	4	9322	N	N	1812 S 255TH PL
8	752370	0515	6/20/01	168000	1250	0	7	1958	3	9365	N	N	25103 22ND AV S
8	195340	0340	9/10/02	217950	1270	360	7	1959	3	8250	Y	N	23404 28TH AV S
8	111300	0200	8/29/01	159000	1280	0	7	1962	4	7200	N	N	26645 18TH PL S
8	329571	0060	7/24/02	229900	1280	350	7	2001	3	5031	N	N	2310 S 252ND PL
8	329571	0060	2/4/02	229900	1280	350	7	2001	3	5031	N	N	2310 S 252ND PL
8	329571	0090	4/19/02	229900	1280	680	7	2001	3	5174	N	N	2321 S 252ND PL
8	509210	0030	3/11/02	184500	1280	0	7	1967	3	8352	N	N	1817 S 243RD ST
8	692960	3125	7/8/02	172500	1290	0	7	1979	3	7500	N	N	24329 22ND AV S
8	329571	0040	8/30/02	235000	1300	690	7	2001	3	5450	N	N	2302 S 252ND PL
8	329571	0080	8/26/02	243900	1310	680	7	2001	3	5077	N	N	2320 S 252ND PL
8	329571	0110	7/17/02	245000	1310	680	7	2002	3	5058	N	N	2311 S 252ND PL
8	168380	0260	8/30/01	230200	1320	580	7	1964	3	7245	N	N	1822 S 244TH PL
8	788810	0080	12/13/02	169950	1320	0	7	1959	3	8141	N	N	25721 18TH AV S
8	282204	9193	8/23/02	197000	1330	0	7	1968	3	7064	Y	N	25723 17TH AV S
8	360060	0050	12/18/02	214000	1330	300	7	1990	3	7200	N	N	24027 25TH AV S
8	360060	0830	12/12/02	184950	1330	0	7	1994	3	3000	N	N	24202 25TH AV S
8	168380	0160	9/11/02	240000	1350	430	7	1964	3	9945	N	N	1841 S 244TH PL
8	692960	1870	5/11/01	175500	1350	0	7	1979	3	7750	N	N	24014 18TH PL S
8	692960	0460	2/24/02	157000	1360	0	7	1959	3	8550	N	N	24334 16TH AV S
8	692960	3130	4/17/01	160000	1360	0	7	1979	4	7500	N	N	24321 22ND AV S
8	509210	0230	11/11/02	205000	1370	0	7	1963	4	8136	N	N	1819 S 244TH ST
8	169700	0100	3/19/01	179200	1380	0	7	1968	3	11102	N	N	1817 S 255TH PL
8	195340	0040	1/26/01	162000	1380	600	7	1957	3	9660	N	N	23241 25TH AV S
8	195340	0040	8/27/01	223630	1380	600	7	1957	3	9660	N	N	23241 25TH AV S

Improved Sales Used in this Annual Update Analysis
Area 26
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	195340	0230	6/17/02	230000	1380	400	7	1960	3	8250	N	N	23219 28TH AV S
8	195340	0590	6/13/01	163000	1380	0	7	1956	3	9900	N	N	23457 26TH AV S
8	509210	0240	5/17/02	221500	1380	600	7	1962	3	8136	N	N	1825 S 244TH ST
8	788800	0280	8/21/02	179950	1380	0	7	1959	3	7298	N	N	25817 19TH AV S
8	692960	1696	6/27/02	169500	1400	0	7	1979	3	7500	N	N	24112 22ND AV S
8	752390	0240	2/28/01	198000	1410	0	7	1993	3	7424	N	N	25106 18TH AV S
8	360060	1020	12/4/01	170000	1440	0	7	1988	3	6000	N	N	24206 24TH AV S
8	195360	0015	9/5/01	210500	1450	1060	7	1957	4	7770	N	N	23261 25TH AV S
8	195340	0355	7/26/02	179950	1470	0	7	1958	3	8250	N	N	23426 28TH AV S
8	788830	0180	9/27/02	195000	1470	0	7	1962	3	8050	N	N	26322 20TH AV S
8	788830	0280	4/8/02	176000	1470	0	7	1962	3	10721	N	N	1659 S 264TH PL
8	195340	0450	7/11/01	197000	1480	0	7	1957	4	8250	N	N	23410 27TH AV S
8	752370	0615	12/12/02	198000	1480	700	7	1958	3	7350	N	N	2118 S 251ST ST
8	692960	0975	2/19/02	167500	1510	0	7	1988	3	7500	N	N	24036 17TH AV S
8	692960	1095	3/15/01	164700	1510	0	7	1961	3	10000	N	N	1805 S 240TH ST
8	788830	0060	5/21/02	179500	1540	0	7	1961	3	11096	N	N	1640 S 264TH PL
8	321050	0040	3/21/02	174450	1560	0	7	1963	3	7063	N	N	26037 20TH AV S
8	212204	9181	3/28/01	196900	1570	0	7	1992	3	7684	N	N	2123 S 254TH ST
8	195340	0405	5/17/02	195000	1590	0	7	1957	4	8250	N	N	23443 28TH AV S
8	093430	0130	7/8/02	222278	1610	450	7	1962	4	7419	N	N	25736 17TH AV S
8	692960	0100	1/18/02	194000	1620	0	7	1989	3	7200	N	N	24011 17TH AV S
8	692960	2990	10/31/02	193600	1640	0	7	1979	3	7500	N	N	24111 22ND AV S
8	195340	0280	11/4/02	228000	1650	1170	7	1957	3	8250	Y	N	23226 27TH AV S
8	329571	0050	4/17/02	225900	1660	0	7	2001	3	5043	N	N	2306 S 252ND PL
8	329571	0100	6/25/02	228900	1660	0	7	2002	3	6205	N	N	2317 S 252ND PL
8	788840	0130	8/7/01	168000	1670	0	7	1962	3	9786	N	N	1735 S 263RD PL
8	058780	0110	8/24/01	203950	1680	0	7	1996	3	7145	N	N	24401 23RD AV S
8	282204	9114	3/21/02	195000	1700	0	7	1923	3	27563	Y	N	1610 S 260TH ST
8	195340	0485	9/24/01	237000	1730	0	7	1956	4	14770	Y	N	23415 27TH AV S
8	752370	0695	8/13/02	195000	1730	0	7	1958	3	8505	N	N	2005 S 250TH ST
8	058780	0150	11/13/02	236000	1740	0	7	1996	3	19280	N	N	24419 23RD PLS

Improved Sales Used in this Annual Update Analysis
Area 26
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	665400	0030	2/14/02	173000	1750	0	7	1960	3	10595	N	N	1625 S 251ST PL
8	360300	0400	9/18/01	165000	1780	0	7	1991	3	3000	N	N	24233 26TH PL S
8	195340	0430	3/25/02	199950	1840	0	7	1957	3	8250	N	N	23442 27TH AV S
8	788820	0190	2/6/02	169000	1840	0	7	1960	3	8315	N	N	25711 20TH AV S
8	788810	0180	11/13/02	189990	1850	0	7	1960	3	7298	N	N	25747 19TH AV S
8	195340	0360	9/10/02	187000	1860	0	7	1957	3	8250	N	N	23436 28TH AV S
8	329571	0070	11/12/02	232900	1880	0	7	2001	3	5678	N	N	2316 S 252ND PL
8	692960	2040	4/20/01	200000	1900	0	7	1998	3	5000	N	N	24039 19TH AV S
8	168380	0055	5/15/01	183477	2170	0	7	1967	3	8075	N	N	1635 S 244TH PL
8	752390	0270	3/4/02	230000	2280	0	7	1991	3	9153	N	N	1821 S 250TH PL
8	509200	0140	3/11/02	249950	2300	0	7	1967	4	9430	N	N	1733 S 244TH ST
8	752390	0330	8/14/02	234000	2310	0	7	1993	3	10409	N	N	1832 S 250TH PL
8	752370	0105	4/20/01	200000	2360	0	7	1958	3	7920	N	N	2123 S 248TH ST
8	329571	0120	5/28/02	245900	2590	0	7	2002	3	5147	N	N	2307 S 256TH PL
8	692960	4020	5/20/02	226600	980	650	8	1993	3	7500	N	N	24332 22ND PL S
8	195340	0295	4/27/01	237000	1240	1240	8	1957	3	8360	Y	N	23204 27TH AV S
8	195340	0295	2/25/02	250000	1240	1240	8	1957	3	8360	Y	N	23204 27TH AV S
8	212204	9074	10/5/01	229000	1580	1540	8	1965	3	14090	N	N	25258 22ND AV S
8	752390	0050	12/9/02	237000	1970	0	8	1990	3	7471	N	N	25105 18TH AV S
8	752390	0060	5/14/02	232500	2100	0	8	1991	3	7370	N	N	25113 18TH AV S
12	092104	9259	11/5/02	221500	1600	0	5	1943	4	17705	N	N	30440 28TH AV S
12	053700	0255	9/6/01	215000	780	390	6	1937	4	8200	Y	Y	2200 S 308TH ST
12	422231	0040	5/17/02	154600	880	0	6	1970	3	7752	N	N	28310 20TH AV S
12	053700	0049	4/29/02	255000	970	0	6	1990	3	11284	Y	Y	2033 S 304TH ST
12	550760	0010	11/15/01	150000	1020	0	6	1962	4	10200	N	N	29818 20TH AV S
12	422231	0680	8/2/01	156000	1030	0	6	1970	3	11118	N	N	28403 20TH AV S
12	053700	0225	7/25/02	315000	1050	0	6	1930	4	15200	Y	Y	2218 S 308TH ST
12	546280	0010	7/11/02	149900	1140	0	6	1957	4	8645	N	N	28822 18TH AV S
12	550760	0060	11/19/02	138000	1160	0	6	1962	3	10200	N	N	29916 20TH AV S
12	092104	9237	4/9/02	211000	1240	0	6	1940	4	9147	Y	Y	30419 28TH AV S
12	053700	0035	7/23/01	265000	1270	0	6	1990	3	6800	Y	Y	2021 S 304TH ST

Improved Sales Used in this Annual Update Analysis
Area 26
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
12	053700	0490	8/9/01	142000	1300	0	6	1940	3	9600	N	N	2255 S 308TH ST
12	422231	0640	3/26/02	148950	1300	0	6	1970	4	7208	N	N	28311 20TH AV S
12	053700	0655	5/16/02	186000	1420	0	6	1969	4	14328	N	N	31046 22ND AV S
12	304020	0141	11/26/01	166000	1430	0	6	1961	3	7500	N	N	29446 18TH AV S
12	422231	0110	6/22/01	172000	1890	0	6	1971	3	7605	N	N	2019 S 282ND PL
12	422231	0120	3/4/02	165000	1890	0	6	1971	3	9120	N	N	2023 S 282ND PL
12	798310	0090	6/25/01	163500	770	770	7	1969	3	11570	N	N	2020 S 299TH ST
12	798310	0080	12/9/02	157500	840	0	7	1969	4	8236	N	N	2026 S 299TH ST
12	422231	0260	7/17/01	196950	850	820	7	1975	3	7770	N	N	28116 20TH AV S
12	422250	0370	11/20/01	176500	860	860	7	1963	3	7350	N	N	28844 23RD PLS
12	422230	0060	11/11/02	205000	870	840	7	1970	3	7840	Y	N	2210 S 282ND ST
12	042104	9114	8/23/02	143000	910	0	7	1955	3	11325	N	N	1817 S 288TH ST
12	798320	0080	12/28/01	155000	910	0	7	1969	3	8147	N	N	29812 21ST AV S
12	798380	0120	9/12/01	139000	940	0	7	1985	3	9295	N	N	30205 29TH AV S
12	768380	0013	2/23/01	160000	960	0	7	1957	3	23490	N	N	2636 S 298TH ST
12	798290	0300	3/14/01	155000	1000	0	7	1968	3	7623	N	N	2016 S 301ST PL
12	798300	0130	4/18/02	160000	1000	0	7	1968	3	8580	N	N	2003 S 301ST ST
12	365500	0090	7/20/01	172500	1010	500	7	1970	4	7480	N	N	2544 S 302ND PL
12	365500	0230	9/20/01	168000	1010	500	7	1968	3	7200	N	N	30249 25TH PLS
12	365500	0250	8/27/02	190000	1010	510	7	1968	3	6500	N	N	30212 25TH PLS
12	798320	0040	9/18/01	148000	1020	0	7	1969	3	8549	N	N	29910 21ST AV S
12	053700	0355	6/13/01	148500	1040	0	7	1980	3	8000	N	N	30818 20TH AV S
12	304020	0112	7/23/02	170000	1040	0	7	1995	3	8509	N	N	29316 18TH AV S
12	422210	0090	11/18/02	174950	1040	380	7	1967	3	8800	N	N	28520 23RD AV S
12	422220	0560	1/4/01	178000	1040	500	7	1968	4	7644	N	N	28417 22ND AV S
12	422293	0020	11/12/02	180000	1050	450	7	1977	3	7800	N	N	29237 20TH WYS
12	768220	0180	5/6/02	190000	1050	450	7	1965	4	7770	N	N	29811 25TH PLS
12	042104	9056	6/4/02	190000	1060	500	7	1976	3	8276	N	N	29230 20TH WYS
12	422270	0360	3/29/02	208000	1060	1060	7	1964	4	7475	N	N	28826 22ND AV S
12	195090	0285	3/20/01	154900	1070	430	7	1958	4	7700	N	N	2929 S 253RD ST
12	195150	0100	5/16/02	161500	1070	0	7	1959	3	11400	N	N	25416 31ST AV S

Improved Sales Used in this Annual Update Analysis
Area 26
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
12	195160	0050	7/26/01	148950	1070	0	7	1959	3	9792	N	N	25630 29TH AV S
12	422250	0220	2/21/01	170000	1070	500	7	1963	3	8140	N	N	28820 23RD AV S
12	422250	0340	6/13/01	170000	1070	410	7	1963	3	7350	N	N	29012 23RD PLS
12	730320	0300	5/16/01	155000	1080	720	7	1980	3	7102	N	N	2833 S 285TH PL
12	798290	0160	5/23/02	195950	1080	580	7	1969	4	8137	N	N	30229 21ST AV S
12	092104	9132	9/26/02	185000	1090	480	7	1976	3	6969	N	N	1924 S 308TH ST
12	422230	0040	5/25/01	184950	1090	500	7	1969	3	8256	Y	N	2220 S 282ND ST
12	422230	0250	11/12/02	206000	1090	530	7	1969	4	7062	Y	N	28209 22ND AV S
12	422260	0160	5/3/01	174950	1100	500	7	1964	4	7700	N	N	29133 23RD PLS
12	422290	0020	3/12/01	153000	1100	0	7	1968	4	7725	N	N	2240 S 292ND ST
12	422290	0090	11/14/02	163400	1100	0	7	1968	4	7210	N	N	2034 S 292ND ST
12	730320	0190	11/16/01	165000	1100	0	7	1980	3	7208	N	N	2828 S 285TH PL
12	195150	0070	3/1/02	194000	1110	820	7	1977	3	22475	N	N	25318 31ST AV S
12	365500	0300	1/23/01	174950	1150	600	7	1968	3	7800	N	N	2537 S 302ND PL
12	092104	9274	2/20/01	225130	1160	510	7	1976	4	10454	N	N	1920 S 308TH ST
12	422231	0420	5/25/01	192000	1160	530	7	1973	4	6720	N	N	2032 S 280TH PL
12	422231	0540	1/22/02	185000	1160	500	7	1975	4	7590	N	N	28107 20TH AV S
12	879800	0075	11/5/02	192000	1160	800	7	1955	3	11280	N	N	29630 22ND AV S
12	282204	9199	10/22/01	150500	1170	0	7	1967	3	12196	N	N	26826 28TH AV S
12	422230	0160	9/17/01	164500	1170	0	7	1977	3	7560	Y	N	27937 22ND AV S
12	422231	0390	5/22/02	186000	1180	450	7	1975	4	7315	N	N	2025 S 280TH PL
12	757561	0270	5/1/01	171200	1180	360	7	1987	3	5852	N	N	27709 23RD AV S
12	422270	0140	6/25/02	165000	1190	0	7	1964	3	8400	N	N	2218 S 288TH PL
12	931510	0080	7/26/02	168500	1190	0	7	1967	3	8400	N	N	29637 21ST AV S
12	422210	0200	8/5/02	172555	1200	0	7	1967	4	8436	N	N	2100 S 285TH ST
12	552900	0010	1/23/02	155000	1200	0	7	1968	4	7400	N	N	2535 S 286TH ST
12	552900	0040	10/7/02	158950	1200	0	7	1968	3	7272	N	N	2521 S 286TH ST
12	042104	9094	12/24/01	190000	1210	340	7	1984	3	7840	N	N	30245 26TH PLS
12	195110	0155	8/24/01	160000	1210	0	7	1967	4	9100	N	N	25330 30TH AV S
12	422200	0170	8/21/01	160000	1220	0	7	1967	4	7950	N	N	2016 S 287TH PL
12	422290	0060	9/17/01	162000	1220	0	7	1968	3	7725	N	N	2214 S 292ND ST

Improved Sales Used in this Annual Update Analysis
Area 26
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
12	027120	0050	2/12/02	157500	1230	0	7	1968	3	7700	N	N	2231 S 287TH ST
12	027120	0110	8/28/01	155000	1230	0	7	1968	3	7776	N	N	2242 S 287TH ST
12	027120	0260	2/26/02	160450	1230	0	7	1968	3	10440	N	N	28501 24TH AV S
12	422250	0120	6/28/02	215000	1230	1100	7	1964	4	8050	N	N	29007 23RD AV S
12	798380	0230	6/6/02	177950	1230	0	7	1985	3	6899	N	N	2817 S 303RD ST
12	422260	0170	5/19/01	187400	1240	1200	7	1964	3	8400	N	N	29145 23RD PL S
12	798440	0090	7/24/02	154600	1240	0	7	1956	3	9000	N	N	2639 S 310TH ST
12	798320	0030	4/26/02	168950	1250	0	7	1969	3	9769	N	N	29918 21ST AV S
12	798320	0060	5/15/02	173900	1250	0	7	1969	4	9774	N	N	29826 21ST AV S
12	422300	0140	10/14/02	189999	1260	300	7	1966	4	7700	N	N	29215 20TH AV S
12	730320	0350	3/22/02	170600	1260	0	7	1979	4	7210	N	N	28520 29TH PL S
12	798290	0190	9/26/02	185000	1260	690	7	1969	3	8260	N	N	30209 21ST AV S
12	053700	0603	1/24/02	169900	1270	0	7	1994	3	8393	N	N	2020 S 310TH ST
12	422280	0240	12/21/01	186000	1270	300	7	1966	4	7622	N	N	2015 S 291ST ST
12	304020	0126	4/20/01	212000	1280	470	7	1990	3	17520	N	N	29401 19TH AV S
12	231240	0240	12/11/02	231490	1290	700	7	1984	3	10012	N	N	2604 S 284TH ST
12	422280	0070	6/19/02	179500	1290	0	7	1965	4	7200	N	N	28814 20TH PL S
12	422280	0140	11/30/01	162000	1290	0	7	1966	3	6750	N	N	28911 20TH AV S
12	730320	0100	10/12/01	169999	1290	0	7	1979	3	7216	N	N	2804 S 284TH PL
12	730320	0180	2/26/01	175150	1290	0	7	1980	3	6930	N	N	2834 S 285TH PL
12	746690	0180	4/5/01	165000	1300	0	7	1962	4	9600	N	N	28412 26TH AV S
12	365500	0140	10/19/01	180000	1320	0	7	1968	4	7210	N	N	2508 S 302ND PL
12	195160	0230	2/13/02	154900	1350	0	7	1959	3	8970	N	N	25669 29TH AV S
12	746690	0240	1/28/02	159000	1360	0	7	1961	3	9750	N	N	28450 26TH AV S
12	798300	0120	10/5/01	153500	1360	0	7	1968	3	7980	N	N	2007 S 301ST ST
12	798310	0200	4/10/01	144900	1360	0	7	1969	4	7440	N	N	2016 S 300TH ST
12	195090	0090	5/20/02	171650	1380	0	7	1957	3	6700	N	N	2948 S 253RD ST
12	195090	0120	3/21/01	158950	1380	0	7	1956	4	6700	N	N	2906 S 253RD ST
12	195160	0120	4/18/02	162500	1380	0	7	1959	4	9900	N	N	25680 29TH AV S
12	356820	0030	6/21/02	185000	1380	0	7	1988	3	9600	N	N	28130 29TH AV S
12	422260	0120	3/21/02	188500	1380	640	7	1966	4	7700	N	N	29138 23RD PL S

Improved Sales Used in this Annual Update Analysis
Area 26
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
12	356820	0010	2/6/02	223500	1390	550	7	1988	3	11573	N	N	28138 29TH AV S
12	798510	0050	12/17/02	190000	1390	0	7	1988	3	7353	N	N	30332 24TH PL S
12	798510	0120	7/24/02	175500	1390	0	7	1988	3	7650	N	N	30304 24TH PL S
12	195150	0035	4/4/02	174000	1400	950	7	1959	3	9440	N	N	3003 S 253RD ST
12	798380	0310	2/14/01	169500	1400	850	7	1981	3	13478	N	N	30218 29TH AV S
12	422231	0480	10/25/02	188000	1410	0	7	1989	3	17040	N	N	2000 S 280TH PL
12	092104	9178	9/26/02	185000	1430	0	7	1987	3	15669	Y	N	30807 28TH AV S
12	768380	0020	2/23/01	195000	1430	970	7	1997	3	16010	N	N	2606 S 298TH ST
12	422270	0210	12/7/01	189900	1440	400	7	1966	3	6901	N	N	2231 S 291ST ST
12	195090	0260	6/6/02	175000	1450	0	7	1956	3	8050	N	N	25324 29TH AV S
12	746690	0340	7/25/01	165000	1450	0	7	1962	3	9600	N	N	28605 27TH PL S
12	757562	0380	4/12/01	179000	1450	0	7	1990	3	5216	N	N	27815 20TH PL S
12	422200	0180	5/21/01	190500	1460	0	7	1967	4	7704	N	N	2010 S 287TH PL
12	422220	0220	5/25/01	167500	1460	0	7	1967	3	7210	N	N	2300 S 285TH PL
12	367440	0141	10/26/01	161000	1470	0	7	1967	4	11880	N	N	29810 18TH AV S
12	422290	0130	5/10/01	159500	1470	0	7	1968	4	9125	N	N	2011 S 292ND ST
12	422290	0150	12/19/02	180000	1470	0	7	1968	4	9240	N	N	2019 S 292ND ST
12	798380	0060	7/18/02	192700	1470	0	7	1984	3	10530	N	N	2809 S 301ST ST
12	422280	0360	6/4/01	160000	1480	0	7	1966	3	9000	N	N	28804 21ST AV S
12	757562	0090	9/11/01	189500	1480	0	7	1990	3	8312	N	N	2124 S 277TH PL
12	367440	0206	3/2/01	159900	1490	0	7	1959	4	9600	N	N	29653 20TH AV S
12	422270	0120	7/12/01	160000	1490	0	7	1964	4	8520	N	N	2206 S 288TH PL
12	092104	9260	9/13/01	222000	1500	530	7	1974	4	19166	N	N	30518 28TH AV S
12	757560	0270	12/17/02	207500	1500	0	7	1988	3	5255	N	N	27617 26TH AV S
12	757560	0620	11/21/02	205000	1500	0	7	1988	3	5250	N	N	2624 S 276TH ST
12	798510	0040	12/30/02	228900	1510	500	7	1988	3	7353	N	N	30336 24TH PL S
12	195130	0075	11/18/02	184950	1540	0	7	1958	4	9840	N	N	25628 30TH AV S
12	290890	0030	5/24/01	171500	1540	0	7	1998	3	3915	N	N	2718 S 268TH PL
12	290890	0120	4/23/01	170500	1540	0	7	1998	3	3690	N	N	2712 S 269TH ST
12	290890	0180	4/17/02	200000	1540	0	7	1998	3	4197	N	N	26812 27TH PL S
12	290890	0200	6/5/01	171500	1540	0	7	1998	3	4350	N	N	26824 27TH PL S

Improved Sales Used in this Annual Update Analysis
Area 26
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
12	290890	0240	1/30/01	171500	1540	0	7	1998	3	3626	N	N	2721 S 269TH ST
12	304020	0113	6/13/02	197000	1550	0	7	1995	3	16664	N	N	29318 18TH AV S
12	798290	0170	5/7/01	190000	1550	420	7	1968	4	7210	N	N	30221 21ST AV S
12	422200	0070	6/5/01	178000	1560	0	7	1966	4	7480	N	N	28632 21ST AV S
12	757562	0400	9/18/02	212490	1560	0	7	1990	3	5000	N	N	27823 20TH PL S
12	422200	0030	4/22/02	156000	1570	0	7	1966	3	8640	N	N	2017 S 287TH PL
12	332204	9200	8/6/02	209475	1580	0	7	1979	3	15329	N	N	28605 30TH AV S
12	798300	0030	1/9/01	171900	1580	0	7	1969	4	8760	N	N	30014 21ST AV S
12	356820	0150	5/14/01	255000	1590	250	7	1988	3	12079	N	N	28128 28TH AV S
12	879800	0010	5/23/01	160000	1600	0	7	1961	4	10170	N	N	29649 22ND AV S
12	879800	0010	12/11/02	169000	1600	0	7	1961	4	10170	N	N	29649 22ND AV S
12	027120	0190	9/24/02	193200	1620	0	7	1978	4	12960	N	N	28701 22ND AV S
12	768380	0015	6/7/01	167500	1630	0	7	1963	4	10920	N	N	2666 S 298TH ST
12	422300	0130	5/8/02	205000	1640	0	7	1966	4	9875	N	N	29225 20TH WY S
12	757561	0440	10/28/02	269000	1640	610	7	1986	3	11079	Y	N	27841 25TH DR S
12	367440	0236	7/24/01	170000	1650	0	7	1955	4	9888	N	N	29613 20TH AV S
12	757561	0100	3/14/02	215000	1650	0	7	1989	3	8072	N	N	27756 23RD AV S
12	757560	0060	8/26/02	205000	1660	0	7	1987	3	6609	N	N	27551 25TH DR S
12	757560	0610	11/26/02	214950	1660	0	7	1988	3	5250	N	N	2628 S 276TH ST
12	757561	0470	10/23/02	227500	1660	0	7	1986	3	5527	Y	N	27911 22ND AV S
12	757561	0570	2/2/02	224500	1660	0	7	1986	3	5458	N	N	2527 S 279TH PL
12	231240	0250	4/26/01	177450	1670	0	7	1956	4	10050	N	N	27606 S 284TH ST
12	290890	0070	12/27/01	195000	1670	0	7	1998	3	4689	N	N	2707 S 268TH PL
12	290890	0150	4/27/01	178500	1670	0	7	1998	3	3960	N	N	26821 27TH PL S
12	290890	0260	1/19/01	175000	1670	0	7	1998	3	4636	N	N	2711 S 269TH ST
12	422280	0020	9/10/01	182500	1670	0	7	1965	4	7200	N	N	28811 21ST AV S
12	757560	0230	6/10/02	209950	1670	0	7	1988	3	5009	N	N	27520 25TH DR S
12	042104	9239	1/10/01	190500	1680	900	7	1952	4	15246	N	N	2024 S 304TH ST
12	757561	0530	6/13/02	212000	1680	0	7	1987	3	5278	Y	N	2507 S 279TH PL
12	757562	0570	9/30/02	217000	1680	0	7	1988	3	12292	Y	N	27927 21ST AV S
12	746690	0040	11/13/02	159900	1690	0	7	1960	3	9520	N	N	28635 26TH AV S

Improved Sales Used in this Annual Update Analysis
Area 26
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
12	422210	0220	5/14/01	165000	1700	0	7	1967	4	8550	N	N	2016 S 285TH ST
12	757561	0300	5/14/01	204950	1720	0	7	1988	3	7334	N	N	27755 23RD AV S
12	757561	0300	9/18/02	220000	1720	0	7	1988	3	7334	N	N	27755 23RD AV S
12	757560	0020	7/25/01	193000	1730	0	7	1987	3	5186	N	N	27529 25TH DR S
12	757561	0170	7/10/01	223700	1730	480	7	1988	3	13235	N	N	27728 23RD AV S
12	757561	0480	8/17/01	259000	1730	840	7	1988	3	5556	Y	N	27917 22ND AV S
12	660250	0040	7/20/01	174000	1760	0	7	1962	3	9900	N	N	2810 S 299TH PL
12	757562	0550	9/14/01	213000	1790	0	7	1987	3	5919	Y	N	27919 21ST AV S
12	231240	0010	4/26/02	245000	1800	0	7	1991	3	21560	N	N	28100 28TH AV S
12	785360	0060	7/5/01	173000	1800	0	7	1967	3	6160	N	N	1836 S 312TH ST
12	785360	0060	7/9/02	195000	1800	0	7	1967	3	6160	N	N	1836 S 312TH ST
12	798280	0070	10/21/02	245000	1800	0	7	1992	3	8276	N	N	2031 S 302ND PL
12	798280	0080	7/25/01	230000	1800	0	7	1992	3	7344	N	N	2023 S 302ND PL
12	798440	0180	9/5/01	175000	1820	0	7	1955	4	11250	N	N	31003 26TH AV S
12	053700	0410	11/17/02	205000	1830	0	7	1986	3	13400	N	N	2055 S 308TH ST
12	027120	0080	4/18/01	179000	1850	0	7	1968	3	8700	Y	N	2249 S 287TH ST
12	757562	0760	1/17/02	228500	1870	0	7	1989	3	5297	N	N	2163 S 278TH ST
12	757562	0580	3/30/01	230000	1880	0	7	1988	3	5909	Y	N	27929 21ST AV S
12	304020	0106	10/25/01	160000	1890	0	7	1968	3	17700	N	N	29220 18TH AV S
12	422300	0270	1/12/01	171450	1920	0	7	1966	3	7200	N	N	1923 S 289TH ST
12	422300	0270	9/30/02	199000	1920	0	7	1966	3	7200	N	N	1923 S 289TH ST
12	231240	0190	7/30/01	228950	1960	0	7	2001	3	10125	N	N	28208 MILITARY RD S
12	422270	0100	12/5/02	187500	2010	0	7	1966	4	8100	N	N	28813 22ND AV S
12	053700	0610	6/7/02	170000	2120	0	7	1947	4	18184	N	N	30834 20TH AV S
12	798440	0145	1/25/02	172500	2190	0	7	1955	3	11129	N	N	31026 26TH AV S
12	422220	0480	7/12/01	186950	2480	0	7	1968	4	7383	N	N	28217 22ND AV S
12	092104	9062	10/2/02	350000	2590	0	7	1953	4	16988	Y	Y	2451 S 304TH ST
12	798290	0310	12/6/02	263000	3090	0	7	1968	5	7848	N	N	2024 S 301ST PL
12	798500	0130	10/10/01	189950	1100	1100	8	1968	3	6500	N	N	30011 26TH PL S
12	798500	0320	12/26/01	165000	1110	500	8	1967	4	9000	N	N	2655 S 300TH ST
12	798500	0090	2/21/02	184950	1120	400	8	1967	3	9720	N	N	2614 S 300TH ST

Improved Sales Used in this Annual Update Analysis
Area 26
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
12	798500	0140	1/23/01	188000	1200	480	8	1967	4	5850	N	N	2622 S 301ST ST
12	798500	0330	8/23/02	205000	1200	550	8	1967	3	7840	N	N	2663 S 300TH ST
12	798500	0310	8/24/01	184950	1250	580	8	1967	3	7950	N	N	30012 26TH PL S
12	042104	9156	5/21/01	207000	1290	800	8	1963	3	12960	N	N	2206 S 304TH ST
12	231240	0210	9/24/02	203000	1290	430	8	1991	3	14250	N	N	28224 MILITARY RD S
12	798490	0170	4/19/01	178000	1320	0	8	1966	4	7800	N	N	2706 S 301ST ST
12	053700	0554	12/4/01	230000	1340	820	8	2001	3	17281	N	N	30821 22ND AV S
12	798490	0080	10/29/02	205000	1610	0	8	1966	3	7700	N	N	30112 27TH AV S
12	131000	0110	3/1/02	238000	1860	0	8	1995	3	8249	N	N	29403 19TH PL S
12	131000	0150	10/15/01	215000	1940	0	8	1995	3	7241	N	N	29313 19TH PL S
12	131000	0140	7/31/01	198500	2150	0	8	1995	3	7322	N	N	29317 19TH PL S
12	785360	0004	8/19/02	205000	2200	0	8	1980	3	7597	N	N	30803 20TH AV S
12	304020	0170	3/28/01	280000	2310	0	8	1996	3	19560	N	N	29428 19TH AV S
12	111700	0310	9/18/01	205000	3410	0	8	1969	4	9990	N	N	28209 29TH AV S
12	326080	0150	1/30/02	263000	2010	0	9	1998	3	8394	N	N	28143 24TH PL S
12	326081	0270	2/5/02	270000	2010	0	9	1999	3	7205	N	N	28211 23RD AV S
12	326081	0540	7/15/02	284900	2020	0	9	1999	3	8265	N	N	2433 S 283RD PL
12	326080	0270	4/9/01	276500	2030	0	9	1998	3	8748	Y	N	2272 S 280TH PL
12	326081	0660	2/13/01	317500	2040	820	9	2000	3	7800	N	N	27940 25TH PL S
12	326081	0130	1/31/01	253000	2080	0	9	2000	3	8297	N	N	2412 S 284TH PL
12	326081	0600	1/17/01	327500	2130	950	9	2001	3	7903	N	N	28072 26TH AV S
12	326081	0170	5/9/01	284900	2190	0	9	2000	3	8484	N	N	2358 S 284TH CT
12	326081	0060	7/23/02	300000	2240	0	9	2000	3	8645	N	N	28310 26TH AV S
12	326081	0280	1/8/01	287900	2240	0	9	2000	3	7205	N	N	28189 23RD AV S
12	326080	0320	2/20/01	302000	2360	0	9	1998	3	8375	N	N	2342 S 280TH PL
12	326081	0550	7/19/01	310000	2450	0	9	1999	3	8770	N	N	2455 S 283RD PL
12	326080	0210	2/25/02	293500	2480	0	9	1998	3	8065	N	N	2351 S 280TH PL
12	326081	0400	1/4/01	296211	2530	0	9	2000	3	7268	N	N	2415 S 284TH PL

Improved Sales Removed from this Annual Update Analysis
Area 26
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	057600	0876	1/01	137500	RELATED PARTY, FRIEND, OR NEIGHBOR
3	082204	9061	1/02	190000	BANKRUPTCY - RECEIVER OR TRUSTEE
3	082204	9061	1/02	192411	EXEMPT FROM EXCISE TAX
3	082204	9168	5/01	150000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	092204	9015	2/02	185000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	092204	9207	12/01	63500	DORRatio
3	092204	9220	7/01	38542	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
3	201140	0200	2/01	197000	RELOCATION - SALE BY SERVICE
3	201140	0200	2/01	197000	RELOCATION - SALE TO SERVICE
3	201140	0520	7/01	181340	Diagnostic Outlier
3	201140	0531	12/01	302400	Diagnostic Outlier
3	201140	0601	1/01	263500	EXEMPT FROM EXCISE TAX
3	201140	0601	3/01	305000	QUESTIONABLE PER SALES IDENTIFICATION
3	201320	0070	9/01	170000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	201320	0090	7/02	174250	Fair Condition; not enough for analysis
3	201320	0140	4/02	98493	PARTIAL INTEREST (103, 102, Etc.); DORRatio
3	215640	0102	9/02	110000	Obsol
3	605240	0245	1/01	5000	DORRatio
3	605240	0365	9/01	235000	Obsol
3	605240	0645	5/01	149000	Diagnostic Outlier
3	605240	1180	9/01	245000	Obsol
3	679060	0015	8/01	56284	PARTIAL INTEREST (103, 102, Etc.); DORRatio
3	679060	0340	4/02	165009	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	713810	0060	9/02	86986	DORRatio
3	864320	0035	11/01	69150	RELATED PARTY, FRIEND, OR NEIGHBOR; DORRatio
3	885150	0050	3/02	152000	BANKRUPTCY - RECEIVER OR TRUSTEE
3	885150	0050	12/01	147155	EXEMPT FROM EXCISE TAX
3	942600	0020	12/01	280000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	172204	9069	6/01	184450	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	201140	0366	9/01	135000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	201140	0405	1/01	179000	BANKRUPTCY - RECEIVER OR TRUSTEE
6	201380	0320	3/02	205000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	201380	0360	10/01	185000	EXEMPT FROM EXCISE TAX
6	201380	0360	8/01	208975	EXEMPT FROM EXCISE TAX
6	256080	0540	6/02	105500	PARTIAL INTEREST (103, 102, Etc.); DORRatio
6	256080	1891	7/02	199500	Segregation
6	330079	0670	4/01	195000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	353040	0071	7/02	112050	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	353041	0250	6/02	170000	ESTATE ADMINISTRATOR, GUARDIAN, OR

Improved Sales Removed from this Annual Update Analysis
Area 26
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
					EXECUTOR
6	353042	0060	3/02	165000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	353042	0061	6/01	109000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	353042	0070	1/02	90500	Diagnostic Outlier
6	353048	0071	8/02	138000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	353050	0020	3/02	150000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	688021	0060	12/02	193000	RELOCATION - SALE TO SERVICE
6	752387	0070	3/02	214900	BANKRUPTCY - RECEIVER OR TRUSTEE
6	752387	0070	12/01	183000	EXEMPT FROM EXCISE TAX
8	058780	0010	1/01	115035	RELATED PARTY, FRIEND, OR NEIGHBOR
8	058780	0030	7/01	54502	PARTIAL INTEREST (103, 102, Etc.); DORRatio
8	059120	0080	2/01	146000	BANKRUPTCY - RECEIVER OR TRUSTEE
8	111300	0300	6/02	96500	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
8	111300	0340	4/02	190000	Fair Condition; not enough for analysis
8	168380	0140	6/01	179950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	168380	0190	7/01	187950	STATEMENT TO DOR
8	195340	0565	6/02	171000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	212204	9073	8/01	190000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	212204	9103	4/01	168000	Grade 4 Poor Condition
8	282204	9116	5/02	349950	Diagnostic Outlier
8	282204	9124	10/02	399000	Diagnostic Outlier
8	321040	0180	9/01	190000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	360360	0235	1/02	154950	Diagnostic Outlier
8	362900	0070	6/02	180000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	509200	0130	6/01	190000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	509210	0300	1/02	182500	RELOCATION - SALE BY SERVICE
8	509210	0300	1/02	182500	RELOCATION - SALE TO SERVICE
8	666911	0110	9/02	59868	PARTIAL INTEREST (103, 102, Etc.); DORRatio
8	692960	0325	2/02	115000	Diagnostic Outlier
8	692960	0725	5/01	42500	PARTIAL INTEREST (103, 102, Etc.); OTHER WARNINGS
8	692960	1694	3/01	137612	RELATED PARTY, FRIEND, OR NEIGHBOR
8	692960	3370	11/01	83550	QUIT CLAIM DEED DORRatio
8	752255	0040	5/02	12500	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
8	752370	0075	9/01	162500	RELOCATION - SALE BY SERVICE
8	752370	0075	8/01	162500	RELOCATION - SALE TO SERVICE
8	752370	0575	12/01	143000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	752370	0665	11/01	60336	DORRatio

Improved Sales Removed from this Annual Update Analysis
Area 26
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
8	752370	0730	5/01	100000	Diagnostic Outlier
8	752370	0825	9/02	167500	BANKRUPTCY - RECEIVER OR TRUSTEE
8	752390	0200	1/01	230000	RELOCATION - SALE BY SERVICE
8	752390	0200	1/01	230000	RELOCATION - SALE TO SERVICE
8	752390	0260	1/02	210550	RELOCATION - SALE BY SERVICE
8	752390	0260	11/01	210550	RELOCATION - SALE TO SERVICE
8	769530	0170	10/01	124545	Diagnostic Outlier
8	788800	0360	3/01	64000	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
8	788830	0160	3/02	175000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	788830	0240	9/01	150000	Diagnostic Outlier
8	788840	0020	7/01	90000	STATEMENT TO DOR DORRatio
8	788840	0180	5/02	167864	EXEMPT FROM EXCISE TAX
8	788840	0280	4/02	167100	Fair Condition; not enough for analysis
8	788840	0640	10/02	62951	DORRatio
8	788840	0670	6/02	158500	BANKRUPTCY - RECEIVER OR TRUSTEE
8	788840	0670	4/02	154950	EXEMPT FROM EXCISE TAX
8	945620	0600	1/02	120000	Fair Condition; not enough for analysis
8	945620	0601	11/01	91436	RELATED PARTY, FRIEND, OR NEIGHBOR
12	027120	0220	10/01	132569	EXEMPT FROM EXCISE TAX
12	042104	9027	10/02	12800	EASEMENT OR RIGHT-OF-WAY; OTHER WARNINGS
12	042104	9239	1/02	25000	DORRatio
12	053700	0210	9/02	377500	Diagnostic Outlier
12	053700	0520	3/01	66859	PARTIAL INTEREST (103, 102, Etc.); OTHER WARNINGS
12	053700	0590	3/02	220000	RELOCATION - SALE BY SERVICE
12	053700	0590	12/01	220000	RELOCATION - SALE TO SERVICE
12	092104	9058	7/01	81062	PARTIAL INTEREST (103, 102, Etc.); DORRatio
12	092104	9313	8/01	299990	Obsol
12	195090	0055	1/01	68000	DORRatio
12	195090	0260	5/01	100000	NON-REPRESENTATIVE SALE
12	195090	0265	8/01	117200	Diagnostic Outlier
12	195130	0050	11/01	160500	UnFinArea
12	195130	0070	4/01	155000	RELATED PARTY, FRIEND, OR NEIGHBOR
12	195150	0135	3/02	137000	RELOCATION - SALE BY SERVICE
12	195150	0135	3/02	137000	RELOCATION - SALE TO SERVICE
12	195160	0160	6/02	163000	UnFinArea
12	195160	0260	1/01	118000	Diagnostic Outlier
12	282204	9198	12/02	151000	Bargain and Sale Deed:
12	290890	0160	7/02	86880	PARTIAL INTEREST (103, 102, Etc.); OTHER WARNINGS
12	326081	0010	12/02	102500	DORRatio
12	326081	0050	4/01	253900	STATEMENT TO DOR
12	326081	0120	2/01	261500	Diagnostic Outlier
12	332204	9023	9/01	150000	Diagnostic Outlier
12	332204	9125	8/01	152000	Fair condition: not enough for analysis
12	332204	9162	12/01	275000	Obsol

Improved Sales Removed from this Annual Update Analysis
Area 26
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
12	422231	0060	4/01	22286	RELATED PARTY, FRIEND, OR NEIGHBOR; DORRatio
12	422231	0530	12/01	170000	RELATED PARTY, FRIEND, OR NEIGHBOR
12	422231	0650	2/02	125000	RELATED PARTY, FRIEND, OR NEIGHBOR
12	422250	0120	3/01	165000	BANKRUPTCY - RECEIVER OR TRUSTEE
12	422260	0010	2/01	151719	Diagnostic Outlier
12	422260	0180	10/02	155037	EXEMPT FROM EXCISE TAX
12	422260	0180	10/02	155037	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
12	422270	0070	5/02	114000	PERSONAL PROPERTY INCLUDED; OTHER WARNINGS
12	422270	0320	5/02	179000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
12	422280	0085	4/01	128292	Diagnostic Outlier
12	546280	0020	6/02	163000	RELATED PARTY, FRIEND, OR NEIGHBOR
12	552900	0010	11/01	91000	QUIT CLAIM DEED
12	720440	0040	11/01	102813	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
12	730320	0200	5/02	204000	STATEMENT TO DOR
12	730320	0290	1/02	185000	BANKRUPTCY - RECEIVER OR TRUSTEE
12	757560	0330	7/01	195500	RELOCATION - SALE BY SERVICE
12	757560	0330	5/01	195500	RELOCATION - SALE TO SERVICE
12	757561	0140	2/01	129950	RELATED PARTY, FRIEND, OR NEIGHBOR
12	757561	0280	5/02	75000	PARTIAL INTEREST (103, 102, Etc.); OTHER WARNINGS
12	757561	0630	1/01	204000	RELOCATION - SALE BY SERVICE
12	757562	0480	6/01	53545	PARTIAL INTEREST (103, 102, Etc.); DORRatio
12	768380	0145	3/01	143000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
12	798290	0050	2/02	153000	BANKRUPTCY - RECEIVER OR TRUSTEE
12	798320	0060	1/01	11250	DORRatio
12	798500	0340	3/02	90000	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
12	868040	0160	10/02	262127	PrevLand<=10K PrevImp<=10K DORRatio

Vacant Sales Used in this Annual Update Analysis
Area 26

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
3	092204	9097	5/2/01	94500	55321	N	N
3	162204	9210	10/22/02	192000	18546	Y	N
3	201140	0530	6/14/01	110000	12092	Y	N
3	605240	0120	1/29/01	60000	14934	Y	N
3	727200	1760	7/19/01	60000	12723	N	N
3	727200	1785	4/23/02	64000	12680	N	N
6	172204	9088	7/2/02	139950	57147	N	N
6	201380	0706	11/22/02	90000	10529	N	N
6	201380	0707	11/13/02	90000	11891	N	N
6	201380	0709	4/2/02	72000	7650	N	N
6	256080	0800	5/24/02	59000	5000	N	N
6	256080	4850	2/8/02	40000	4850	N	N
8	162204	9039	8/5/02	35000	24981	N	N
8	212204	9060	7/23/01	175000	65340	N	N
12	042104	9147	6/27/02	32000	15681	N	N
12	053700	0554	3/15/01	60000	17281	N	N
12	053700	0595	11/1/02	90000	32482	N	N
12	092104	9012	1/30/01	240000	185565	Y	Y
12	304020	0120	3/13/02	45000	10100	N	N
12	304020	0120	10/4/02	63000	10100	N	N
12	332204	9027	10/17/02	100000	41875	N	N
12	367440	0150	2/12/01	79000	36000	N	N
12	768380	0016	12/2/02	65000	10875	N	N
12	768380	0205	6/11/02	105000	50529	N	N

Vacant Sales Removed from this Annual Update Analysis
Area 26

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	727200	1760	2/02	250000	DORRatio
6	172204	9088	6/02	26250	DORRatio
6	172204	9101	6/01	87500	SEGREGATION AND/OR MERGER;
8	282204	9251	7/02	280000	GOVERNMENT AGENCY;
8	329571	0010	12/01	91875	NON-REPRESENTATIVE SALE; Not vacant
8	329571	0150	12/02	233500	New imp not picked up
12	231240	0280	4/02	87946	BANKRUPTCY - RECEIVER OR TRUSTEE
12	768380	0016	12/02	172000	MultiParcel Sale
12	868040	0230	12/02	289040	New imp not picked up
12	868040	0250	12/02	266544	New imp not picked up
12	868040	0260	12/02	246240	New imp not picked up
12	868040	0390	12/02	262790	New imp not picked up
12	868040	0410	12/02	284526	New imp not picked up
12	868040	0420	12/02	239990	New imp not picked up
12	868040	0430	11/02	283000	New imp not picked up
12	868040	0450	11/02	275000	New imp not picked up